

CHRISTCHURCH TOWN COUNCIL

PLANNING AND REGULATORY COMMITTEE

Minutes of the Meeting held on 5 January 2021 at 6.00pm via Zoom conferencing facilities

Present:-

Chairman: Cllr D Jones

Vice-Chairman: Cllr F F T Neale

Present: Cllr Cox, Cllr Dedman, Cllr S Fotheringham, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.

Officers present: Daniel Lucas, Town Clerk
Susan Roxby, Administrative Support Officer

Members of the Public present: 2

Members of the Press present: None present

176. Declarations of Interest

There were no declarations of interest on this occasion.

Cllr Neale joined the meeting at 6.04pm.

177. Minutes of Previous Meeting

The minutes of the meeting held on 1 December 2020 and 10 December 2020 were agreed and signed as an accurate record.

Voting: unanimous

178. Public Participation

There was no participation from the public on this occasion.

179. Public Questions

There were no questions from the public on this occasion.

180. Planning Applications:

Members were asked to consider the application listed below and that the following comments be forwarded to Bournemouth, Christchurch and Poole Council:

A. Application: 8/20/0920/FUL Elcock Associates Ltd 83 The Grove Christchurch BH23 2EZ

Conversion of existing office building and erection of additional storey to create 5 apartments and external parking (AMENDED proposal for 4 apartments).

Cllr Neale considered this an ambitious scheme for a compact site which was situated on a dangerous bend between The Grove and Elm Avenue and also had parking issues. Cllr Neale proposed a motion that the application be refused on the grounds that the development would be against policies HE2 and H12, the bulk and mass was overbearing and there was insufficient car parking. This proposal was seconded by Cllr Fotheringham.

Cllr Tarling felt there was less requirement for office space in the current economic climate, but there was a need for additional housing, and noted that the Highways Authority had raised no objection.

Cllr Cox stated that more housing was required to be provided and considered that the development was sympathetic.

The Chairman clarified that he felt this was a bad design because of its bulk and massing.

The Town Clerk stated that following Christchurch does not have a 5-year housing land supply of deliverable housing sites and that the presumption in favour of sustainable development would apply in this instance.

RESOLVED that OBJECTION be raised as the proposal is too prominent in terms of its scale, bulk and size given the location and the immediate environs and is therefore contrary to policy HE2 of the Christchurch and East Dorset Local Plan Part 1: Core Strategy and saved policy H12 of the Christchurch Local Plan 2001 and paragraph 127 of the National Planning Policy Framework.

Voting: 5: 3

Cllr Dedman left the meeting at 6.50pm.

B. Application:8/20/1112/PNOD 22 High Street, Christchurch, BH23 1AY

Convert existing office space into residential accommodation at Offices on the floors above and to the rear of 22 High Street.

Cllr Neale proposed that no objection be raised on this application, this proposal was seconded by Cllr Tarling.

Upon advice from the Town Clerk regarding GPDO Cllr Neale proposed an amendment to his own proposal which was seconded by Cllr Tarling.

Members were in favour of the proposed conversation with no objection in principle but noted the Highways Authority's concerns.

RESOLVED THAT NO OBJECTION be raised currently, but if prior approval is required given the extant highway objection that the Town Council is notified accordingly.

Voting: unanimous

181. CIL Liable Planning Applications within the Christchurch Town Parish

Members were updated on the breakdown of the Community Infrastructure Levey Planning Applications within the Christchurch Town Parish, a copy of which had been circulated to each member and a copy of which appears as Appendix 'A' to these minutes in the minute book.

The Town Clerk informed the Committee that the Town Council had received funds of £43,994.76 from BCP for the Community Infrastructure Levey (CIL) Planning Applications. The CIL Levey was provided to offset development and provide more community infrastructure projects. Members noted that this payment was back dated to 2017.

RESOLVED that the report be noted.

Voting: nem.con

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182. Actions and Recommendations from the Neighbourhood Plan Working Group.

The Chairman advised that the Neighbourhood Plan Working Group was progressing with a new Neighbourhood Plan website and Facebook page. The scope on the plan would go out to general consultation to work with the public to hear what they would like to happen.

RESOLVED that the verbal update be noted.

Voting: unanimous

The meeting ended at 7.20pm

CHAIRMAN