



Christchurch Town Council

Old Town Hall
30 High Street
Christchurch
Dorset, BH23 1AY

Planning and Regulatory Committee Agenda

Tuesday, 27 April 2021 6.00pm

You are summoned to attend a meeting of the **Christchurch Town Council** to be held via Zoom conferencing facilities **on Tuesday, 27 April 2021 at 6.00pm.**

Membership:

Chairman: Cllr D Jones

Vice Chairman: Cllr F F T Neale

Cllr J A Abbott

Cllr M Cox

Cllr L Dedman

Cllr S Fotheringham

Cllr G R Jarvis

Cllr T Lane

Cllr M J Tarling

Members of the public wishing to attend the meeting should use the link:

<https://zoom.us/j/98076986665?from=addon>

Meeting ID: 980 7698 6665

Passcode: 920188

The business to be transacted is set out overleaf.

Daniel Lucas

Town Clerk

21 April 2021

Agenda

1. **Apologies for Absence**

To receive apologies for absence.

2. **Declaration of Interests**

Members are reminded that any disclosable pecuniary interests must be declared including any issues which may arise through predetermination of bias.

3. **Public Participation**

In accordance with the Council's Standing Orders the period of time designated for Public Participation cannot exceed 15 minutes unless directed by the Chairman of the meeting and a member of the public shall not speak for more than 5 minutes.

4. **Public Questions**

Members of the public who wish to ask a question at the meeting shall give notice to the Town Clerk of the question no later than 12 noon on the working day before the meeting is on. The question stated in the notice shall be the question asked at the meeting. The Chairman will call on those wishing to speak in turn, each questioner being allowed to speak for a maximum of 3 minutes. Those wishing to speak shall state their name and address.

5. **Minutes of Previous Meeting**

4 - 6

To confirm as a correct record the Minutes of the meetings of the Planning and Regulatory Committee held on 23 March 2021. (copy attached).

6. **Planning Applications**

Members are asked to consider the applications listed below and to comment. Members are reminded that comments must relate to material planning matters.

Individual application links are included below but all applications can be viewed online at:

<http://planning.christchurchandeastdorset.gov.uk/search.aspx?auth=1>

Application: [8/21/0270/HOU](#) The Royals, 167B Mundeford Christchurch BH23 4AG.

Side extension comprising of garage with en-suite over. Rear en-suite extension and small balcony to front.

Application: [8/21/0100/FUL](#) 215-225 Barrack Road Christchurch BH232AX.

Demolition of existing buildings and erect 3 blocks of 38 flats with associated parking and access.

Application: [8/21/0327/HOU](#) 34 Arcadia Road Christchurch BH23 2JF.

Single story extension and roof extension.

7. **Appeal lodged with PINS (Planning Inspectorate) for advertising boards on Fairmile Road:** BCP Council [8/20/0992/ADV](#)
Planning Inspectorate Reference: APP/V1260/Z/21/3267610.

8. **Licence Application: [184209](#) Noisy Lobster – Avon Beach.**

Variation application is to include within the licence the food kiosk that is attached to the shop, to provide off sales of alcohol with takeaway food.

Actions and Recommendations from the Neighbourhood Plan Working Group

The Chairman to provide a verbal update of progress.

Verbal report

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

CHRISTCHURCH TOWN COUNCIL
PLANNING AND REGULATORY COMMITTEE

Minutes of the Meeting held on 23 March 2021 at 6.00pm via Zoom conferencing facilities.

Present:-

Chairman:	Cllr D Jones
Vice-Chairman:	Cllr F F T Neale
Present:	Cllr J A Abbott, Cllr S Fotheringham, Cllr G R Jarvis, Cllr T Lane and Cllr M J Tarling.
Also in attendance:	Cllr A Coulton and Cllr C Gardiner.
Apologies:	Cllr M Cox and Cllr L Dedman.
Officers present:	Daniel Lucas, Town Clerk Susan Roxby, Administrative Support Officer
Members of the Public present:	5
Members of the Press present:	None present

273. Declarations of Interest

Daniel Lucas, Town Clerk declared a non-pecuniary interest in relation to Minute No. 277. (Planning Application:8/21/0165/HOU) as he knew the Planning Representative from Ken Parke Planning Consultants and had previously worked with him at Eastleigh Council and remained present for the discussion as he had no have voting rights.

274. Minutes of Previous Meeting

The minutes of the meeting held on 23 February 2021 and the extraordinary meeting held on 1 March 2021 were agreed and signed as an accurate record.

Voting: unanimous

275. Public Participation

Two neighbouring residents and a planning representative from Ken Parke Planning Consultants spoke in objection to Planning Application 8/21/0165/HOU.

276. Public Questions

There were no questions from the public on this occasion.

277. Planning Applications:

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

Application: 8/21/0165/HOU 13 Beaconsfield Road Christchurch BH23 1QT

Two storey rear extension. Dormer additions to loft.

Cllr Coulton spoke in objection to this application raising concerns that it was overbearing and out of character in the urban area and the overcrowding of the site would have a detrimental effect on existing properties nearby.

Cllr Tarling joined the meeting at 6.10pm.

A neighbouring resident at 13 Beaconsfield Road spoke in objection to the application raising concerns that the construction of the dormers would make the development repressive and dominating in height and depth to the close proximity of the Victorian houses nearby. He felt it would not preserve the amenity to the neighbouring properties as there would be overlooking and loss of privacy.

A representative of Ken Parke Planning Consultants spoke in objection to the application on behalf of a neighbouring resident at 11 Beaconsfield Road, and stated that the first-floor element created a tunnel vision from the neighbour's first floor bedroom and took the light from the ground floor kitchen and bathroom. He stated that his application would make material harm to the neighbours.

Cllr Lane considered that the development was overbearing and excessive and proposed a motion that objection be raised as it was detrimental to the amenities of the neighbours. This motion was seconded by Cllr Fotheringham.

Objection raised: The two-storey rear extension, by reason of its siting, scale and design, will result in a dominant and overbearing form of development. The scheme fails to be compatible with, or improve its surroundings in its relationship to nearby properties including minimising general disturbance to amenity and is therefore contrary to Policies HE2 of the Christchurch and East Dorset Local Plan: Part 1- Core Strategy (2014) and saved policy H12 of the Christchurch Local Plan (2001) and paragraph 127 of the NPPF (2019). Secondly, the introduction of the front elevation dormer window appears unsightly in the street-scene in terms of its visual impact and again is contrary those policies HE2 and H12.

Voting: unanimous

Daniel Lucas, Town Clerk declared a non-pecuniary interest in this item as he knew the Planning Representative from Ken Parke Planning Consultants and had previously worked with him at Eastleigh Council and remained present for the discussion as he had no voting rights.

278. Actions and Recommendations from the Neighbourhood Plan Working

The Town Clerk advised that 1300 responses had been received for the Neighbourhood Plan scoping survey. The preliminary analysis showed a high level of responses which were top of list that residents were interested in as follows:

Movements, walking, cycling, traffic
Green spaces
Town Centre and facilities
Good design, character
Wider housing

The Town Clerk informed the Committee that the Members to serve on the Neighbourhood Plan Working Groups would be decided by Full Council. The survey indicated that 700 residents out of the 1300 residents who had taken part in the survey wished to be involved, therefore there may be more volunteer members on the groups than Members.

RESOLVED that the verbal update be noted.

Voting: unanimous

279. Any Other Business

Cllr Gardiner stated that she had requested a planning application for Barrack Road be added to the agenda, but unfortunately this had not been relayed to the Town Clerk. The Town Clerk advised that if this was a major application then it would have a 3-month consultation period to be determined and would be included on an agenda for another meeting.

The meeting ended at 6.35pm

CHAIRMAN