

**CHRISTCHURCH TOWN COUNCIL**

**PLANNING AND REGULATORY COMMITTEE**

Minutes of the Meeting held on 27 April 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 M Cox, Cllr S Fotheringham, Cllr G R Jarvis, and Cllr T Lane.

Also in attendance: Cllr C Gardiner.

Apologies: 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

**309. Declarations of Interest**

Cllr Neale declared a non-pecuniary interest in relation to Minute No. 313 Application: 8/21/0327/HOU 34 Arcadia Road Christchurch as his property is in close proximity to the application and remained present for the discussion, but took no part in the voting thereon.

**310. Minutes of Previous Meeting**

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

Voting: unanimous

**311. Public Participation**

An elector spoke in objection to Planning Application 8/21/0100/full (215-225 Barrack Road).

**312. Public Questions**

There were no questions from the public on this occasion.

**313. 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: [8/21/0270/HOU](#) The Royals, 167B Mudeford Christchurch BH23 4AG.**

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

A Member raised concerns regarding this application due to the size and scale which was in a conservation area.

The Town Clerk advised that the application consultation period had passed, but comments would be emailed tomorrow morning following this committee to BCP Council to be considered by officers if the application had not already been approved.

The Chairman raised no objection, however he hoped that any tree works would be carried out as intrusive as possible.

A motion was proposed by Cllr Neale for no objection to be raised to this application. This motion was seconded by Cllr Cox.

**No objection raised by the Town Council.**

Voting: unanimous

**B. 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.

The Chairman of Christchurch Citizens Association spoke in objection to this application raising concerns that adjacent properties would lose privacy due to overlooking, the bulk is out of character for the area, parking was insufficient, and there was no hedge screening for carbon emissions. The Refuse Department had raised objection due to their vehicles being too large for access into the site and concerns were

raised that emergency vehicles would also not be able to access the site.

Cllr Gardiner spoke in objection to this application raising concerns for access to the site during construction and queried whether temporary road closures would be required during this time. Further concerns were raised for vehicle access, parking, increased carbon emissions and whether the size of flats would provide adequate living conditions for residents.

A Member raised concerns for the application's drains due to flooding in the area, overdevelopment, density and quality of living space, and that Barrack Road had heavy traffic and should not be overloaded with extra vehicles.

Cllr Cox proposed a motion that objection be raised due to traffic, site location, loss of privacy to neighbours, traffic concerns, and lack of amenity to the residents. This proposal was seconded by Cllr Fotheringham.

**Objection raised:**

- 1) The Scheme would create harmful amenity concerns especially at the proposed western elevation with the provision of balconies overlooking into the amenity space of 213 Barrack Road which is detrimental to the amenity of neighbours. The proposed layout of the scheme also provides a lack of purposeful outdoor amenity space especially at proposed block "C". Both matters are contrary to policy HE2 of the Christchurch and East Dorset Local Plan: Core Strategy and saved policy H12 of the Christchurch Local Plan 2001 and paragraph 127 of the NPPF;**
- 2) The scheme would generate further trips onto an already busy road; the cumulative impact of which contributes to environmental concerns. The proposal promotes car use and fails to identify opportunities to improve and mitigate the air quality impacts along Barrack Road through prioritising pedestrian and cycle movement or allowing for green design initiatives such as providing charging points for ultra-low emission vehicles contrary to paragraphs 110 and 181 of the NPPF.**

**Members raised concerns that the scheme fails to identify any affordable housing and that the District Valuer's report or the**

applicant's viability assessment has not been disclosed suitably redacted given the overwhelming public interest in sites which fail to provide affordable housing. Members noted that such public interest outweighs the business case exemptions to not disclose. Concerns were also raised relating to flooding and car-parking provision but members felt these did not justify sufficient planning harm to raise objection on these points.

Voting: unanimous

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

Single story extension and roof extension.

Cllr Neale raised concerns for overlooking of gardens, loss of light, and the bulk and overdevelopment of the site.

Members considered that the application was similar to other properties within the area.

Cllr Lane proposed a motion that no objection be raised to this application. This motion was seconded by Cllr Cox. On being put to the vote the motion fell.

Voting: 2:3 (1 abstention)

(Cllr Neale did not vote)

Cllr Jones proposed a motion that the objection be raised due to the bulk, mass and amenities of neighbours. This was motion seconded by Cllr Fotheringham. On being put to the vote the motion was carried.

**Objection raised by the Town Council due to bulk and mass of the proposal given the size of the site and the overbearing form of development being detrimental to the amenities of neighbours.**

Voting: 4:2

(Cllr Neale did not vote)

Cllr Neale declared a non-pecuniary interest in this item as his property is in close proximity to the application and remained present for the discussion, but took no part in the voting thereon.

**314. 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.

Cllr Cox proposed a motion that the Town Council supports BCP's refusal to the appeal. This motion was seconded by Cllr Neale.

**RESOLVED that the Town Council supports BCP Council's objection to the refusal as the size and position would have a detrimental impact to the street-scene adding to the street clutter at this site, and to delegate to the Town Clerk to notify PINS accordingly.**

Voting: unanimous

**315. 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

Members were informed that the Licence application was for hours between 11am to 9pm.

Cllr Jones proposed a motion that no objection be raised, but with conditions to be added and delegate to the Town Clerk in conjunction with the Chairman to formulate. This motion was seconded by Cllr Cox.

Members discussed conditions such as: for a Refusal log to be maintained, alcohol served off the premises to be in plastic glasses and this be reviewed after Christmas. Voluntary condition such as no super strength larger, beer or cider over 6.5 percent ABV be sold at the kiosk.

**NO OBJECTION RAISED: but with conditions to be added and delegate to the Town Clerk in conjunction with the Chairman to formulate.**

Voting: unanimous

**316. Actions and Recommendations from the Neighbourhood Plan Working**

The Chairman advised that 5 sub-groups were being set up to consider the issues raised in the survey by residents for the Neighbourhood Plan.

The Town Clerk updated Members that the Community Infrastructure Levy contribution had been received from BCP Council with contributions of £13,715.80.

**RESOLVED that the verbal update be noted.**

Voting: unanimous

The meeting ended at 7.45pm

CHAIRMAN

DRAFT