

CHRISTCHURCH BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting held on 14 February 2019 at 6.00 pm

Present:-

Cllr D C Jones – Chairman

Present: Cllr J Abbott, Cllr N C Geary, Cllr P R A Hall, Cllr V Hallam and
Cllr Mrs D Jones

Apologies: Cllr C P Jamieson (Vice-Chairman), Cllr B Davis, Cllr W Grace and
Cllr F F T Neale

229. Declarations of Interest

Councillor Mrs D Jones declared a non-pecuniary interest in Agenda Item 4(b) – Highcliffe Castle Tea Rooms – for transparency as she is disabled, and remained present.

Councillor Mrs D Jones declared a non-pecuniary interest in Agenda Item 4(c) – The Somerford Beefeater and Christchurch East Premier Inn – for transparency as she eats at the Somerford Beefeater, and remained present.

Councillor D Jones declared a non-pecuniary interest in Agenda Item 4(c) – The Somerford Beefeater and Christchurch East Premier Inn – for transparency as he eats at the Somerford Beefeater, and remained present.

Councillor P Hall declared a non-pecuniary interest in Agenda Item 4(c) – The Somerford Beefeater and Christchurch East Premier Inn – for transparency as he eats at the Somerford Beefeater, and remained present.

230. Minutes

The Minutes of the Planning Committee held on 6 December 2018 were confirmed as a correct record of the meeting and signed.

231. Planning/Tree Work Applications

The Development Management Manager submitted written reports, copies of which had been circulated to each Member and copies of which appear as Appendices 'A' – 'C' to these Minutes in the Minute Book.

Members considered the planning applications as set out in Minutes 232-234 below.

232. Highcliffe Castle Tea Rooms, Rothesay Drive, Highcliffe

(Highcliffe Ward)

Application Nos: 8/18/2622/FUL & 8/18/2623/LB

Development: Alteration of existing Eastern Garden wall arched gateway and replacement of temporary support structure to ramp from exit door in East gable end of Tea Room to enable wheelchair escape. Associated removal of existing support lintels from basement doorway to gardeners' store and insertion of new lintels, door and frame to increase headroom.

It was proposed, seconded and agreed:-

RESOLVED that Application No 8/18/2622/FUL be GRANTED as per the officer recommendation.

Voting: Unanimous

It was then proposed, seconded and agreed:-

RESOLVED that Application No 8/18/2623/LB be GRANTED as per the officer recommendation.

Voting: Unanimous

233. The Somerford Beefeater and Christchurch East Premier Inn, Somerford Road

(Grange Ward)

Application No: 8/18/2851/FUL

Development: Erection of a coffee shop with drive-through facility

Debate

Members raised concern over increased traffic and road safety. It was stated that the road there was gridlocked at most times with traffic coming in and out of the meteor site. Issues were also raised concerning the difficulty with the car park and the loss of spaces.

Officers highlighted that the Highways Authority raised no objection and there was a detailed transport assessment provided, which stated that the use of the site would not coincide with the peak usage of the restaurant or hotel and there would be no conflict with the amount of parking provided.

Members felt that the site was an inappropriate development in the area as the site was considered a gateway to Christchurch and the design was a standard design that did not fit the architecture of the area.

A Member felt that the design was not inappropriate as there were a number of fast food chains around the area and that there would not be any impact to traffic from an additional 15 vehicles.

Another Member stated that the proposed design would be an eyesore and litter would also be an issue.

It was proposed to refuse the application on the grounds that it was an inappropriate development due to the design in its setting. This would be contrary to Policy HE2 as it would not be compatible with or improve its surroundings due to its architectural style, materials and visual impact.

The motion was put to the vote and agreed contrary to the officer recommendation:-

RESOLVED that Application No 8/18/2851/FUL be REFUSED for the following reason:

- 1. The proposed development, by reason of its design would result in an unattractive, inappropriate form of development in its intended setting. It would fail to be compatible with or improves its surroundings in its architectural style, materials and visual impact. The proposals are therefore contrary to Policy HE2 of the Christchurch and East Dorset Local Plan Core Strategy (2014).**

Voting: 4:2 (The Chairman voted.)

234. 19 Avon Wharf, Bridge Street

(Town Centre Ward)

Application No: 8/18/2200/HOU

Development: Erect conservatory to rear. New dormers to front and rear elevations with Juliet balcony to rear first floor. Retrospective forming of carport to front from existing garage. (Amended description).

Public Speaking

Mr P Fenning spoke in objection to the application on behalf of neighbouring residents and the Christchurch Conservation Trust. He stated that the proposed changes would be harmful to the Christchurch Conservation Area and the amount of dormers proposed would compromise the award-winning design of Avon Wharf.

Mr N Smith spoke in objection to the application on behalf of neighbouring residents. He stated that the proposal was inappropriate in character, design and scale. He raised concerns with the amount of proposed dormers disrupting the architectural roof scape and causing overlooking and loss of privacy.

Mr M White, the applicant, spoke in support of the application highlighting that similar alterations were made to other properties in Avon Wharf. He stated that the proposal was in keeping with the surrounding properties and the conservation area and caused no harm to neighbouring amenities. He stated that amendments were made in liaison with the Environment Agency and the Conservation Officer.

Debate

A Member raised concerns with overlooking at No. 14 and the detrimental harm to the award winning design of Avon Wharf. It was felt that the

proposal was out of character and did not enhance or preserve the conservation area.

Another Member stated that although it was an award winning development, times had moved on and that the proposal was kept in line with the conservation officer's recommendations.

Other Members felt that the proposal was out of keeping with the conservation area due to the additional dormers spoiling the whole skyline. It was stated that the scale and design were out of character and the proposal had an adverse affect due to overlooking, architectural style, scale, bulk, and visual impact.

It was proposed to refuse the application due to the unacceptable increase in the number of dormers reaching the point were it would disrupt the flow of the original design and would be detrimental to the overall appearance of the scheme significantly and adversely affecting the appearance, scale and proportions of the property.

The motion was seconded and agreed contrary to the officer recommendation:-

RESOLVED that Application No 8/18/2200/HOU be REFUSED for the following reason:-

- 1. The proposed scheme, by reason of the number of dormers proposed would disrupt the flow of the design of the roof of the building to the detriment of its character and appearance and the wider Christchurch Conservation Area. The scheme is therefore contrary to Policies HE1 & HE2 of the adopted Christchurch and East Dorset Local Plan Core Strategy (2014) and saved Policy BE4 - points 1 & 4 & Policy H12 of the Christchurch Borough Council Local Plan (2001).**

Voting: 3:2

235. Planning Appeals

A report was submitted, for information, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'D' to these Minutes in the Minute Book.

The Committee noted the appeal decisions as summarised in the report, Members further congratulated the officers for all their hard work being conducted under incredibly difficult circumstances.

The meeting ended at 7.45 pm

CHAIRMAN