

**CHRISTCHURCH BOROUGH COUNCIL**

**PLANNING COMMITTEE**

Minutes of the Meeting held on 21 March 2019 at 6.00 pm

Present:-

Cllr D C Jones – Chairman

Cllr C P Jamieson – Vice-Chairman

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

Apologies: Cllr J Abbott, Cllr B Davis and Cllr F F T Neale

252. Declarations of Interest

Councillor W Grace declared a non-pecuniary interest in Agenda Item 4(a) – 1 Church Street and 1a Castle Street – due to having a bias and left the room during discussion and voting thereon.

Councillor V Hallam declared a non-pecuniary interest in Agenda Item 4(a) – 1 Church Street and 1a Castle Street – for openness and transparency due to her association with the Christchurch Food Festival, but remained with an open mind in considering this application and remained present.

Councillor P Hall declared a non-pecuniary interest in Agenda Item 4(a) – 1 Church Street and 1a Castle Street – due to his referral of the application to Committee, but remained with an open mind in considering the application and remained present.

253. Minutes

The Minutes of the Planning Committee held on 14 February 2019 were confirmed as a correct record of the meeting and signed.

254. 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' - 'B' to these Minutes in the Minute Book.

Members considered the planning applications as set out in Minutes 255-256 below.

Cllr W Grace left the meeting during the following item.

255. 1 Church Street and 1A Castle Street

(Town Centre Ward)

Application Nos: 8/18/3508/FUL & 8/18/3509/LB

Development: Change of Use of 1 Church Street to Class A4 and associated operations at 1A Castle Street

### Updates

Members were informed of an additional letter of objection received from a resident in Castle Street in respect of the proposed refuse storage arrangements to the rear of Castle Street.

### Public Speaking

Ms J Parkinson, a neighbouring resident, spoke in objection to the application raising concerns with ventilation issues, pedestrian safety on pavements, noise nuisance, and harm to the character of the town centre.

Mr G Gregory, a local resident, spoke in objection to the application raising concerns with the narrow footpath conflicting with the smoking area proposed, and the appearance of the shop which is in a prominent corner position.

Mr R Reid, a local resident, spoke in objection to the application stating that there was an imbalance of coffee shops in the town centre with existing catering establishments struggling to survive. He also raised concerns with traffic safety and the harm to local residents.

Mr T Owen, the applicant, spoke in support of the application, highlighting the benefits of the proposal to the town centre and his plans to address some of the residents' concerns including bins and smoking off premises.

Mr J Cain, the agent for the applicant, spoke in support of the application stating that there was no interest from any potential A1 users since being marketed in the last 6 months. He highlighted the benefits of the proposal to the local area and the need for ensuring the shop is not left empty.

Mr T Lloyd, a local resident and business owner, spoke in support of the application, stating that the competition was welcome and that the proposal would be beneficial to the local economy.

Mr A Denison, a local resident and business owner, spoke in support of the application, raising concerns with the amount of empty shops in the town centre and felt the proposal would add to the vibrancy of the town.

### Debate

Members raised concerns with harm to the amenity of neighbouring residents and the safety of pedestrians due to the proposed smoking area being on a small and very busy pavement. Concern was also raised over waste management and noise nuisance from bottles being disposed of.

It was proposed, seconded and agreed:-

**RESOLVED that Application No 8/18/3508/FUL be GRANTED as per the officer recommendation with the following additional condition:-**

- 7. Before the approved A4 use commences, a waste management strategy in respect of the approved use shall be submitted to and approved in writing by the Local Planning Authority. The waste management strategy shall include measures for the storage and disposal of waste from the planning unit and the limiting of noise and disturbance from the proposed waste management**

**measures. The approved use shall be carried out in accordance with the agreed strategy.**

**Reason: In the interests of the living conditions of neighbouring properties.**

Voting: 3:0 (3 Abstentions) (The Chairman requested that his abstention be noted.)

It was then proposed, seconded and agreed:-

**RESOLVED that Application No 8/18/3509/LB be GRANTED as per the officer recommendation.**

Voting: 3:0 (3 Abstentions) (The Chairman requested that his abstention be noted.)

The Chairman adjourned the meeting at 7.35pm and reconvened at 7.40pm. Cllr W Grace returned to the meeting.

256. 2 Watermead, 23 Willow Way

(Town Centre Ward)

Application No: 8/19/0387/FUL

Development: Replacement single storey dwelling with attached carport and raised deck to south (Amended scheme to 8/16/2786/FUL)

Updates

Members were provided with a summary of Consultation response from Coastal Engineers CED.

Members were also informed of the following amendments to the report:-

- Amend condition 4 to; 'Before the development hereby approved is occupied all the windows shown to contain obscure glazing and the obscure glazed screen on the terrace shown on the approved plans must be in place and retained as such thereafter'.
- Amend condition 9; 'Prior to occupation of the dwelling hereby approved, notwithstanding the drainage plan dated 26/02/2019, precise details of the surface water drainage scheme shall be submitted to and approved in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained. Reason: In order to ensure surface water is adequately dealt with and does not affect the site or neighbouring sites.
- Additional informative - Applicant is advised that consent will be required from the Environment Agency to discharge surface water into the River and therefore they must contact them prior to the surface water drainage plan

- Amended table 3.0:-

<b>2 Watermead details</b>	<b>Previous approved plans</b>	<b>Proposed</b>	<b>Change/net gain: From Previous scheme</b>
Site Area (ha)	0.06	0.06	0.06
Use	Residential	Residential	No change
Approximate Ridge Height (m)	Front 4.2m Rear 5.3m	Front 4.2m <b>Rear 5.3m</b>	0m 0m
Approximate Eaves Height (m)	5.1m (max height towards rear)	5.1m (max height taken towards rear)	0m
Approximate Depth (m)	23.5m (excluding terrace)	23.5m (excluding terrace)	0m
<b>Approximate Width (m)</b>	<b>10m</b> Terrace – 8.5m	<b>10m</b> Terrace – 9.6m	<b>0m</b> <b>1.1m</b>
<b>Distance from north boundary</b>	<b>Main house – 13.2m</b> <b>Car port – 1.6m</b>	<b>Main house – 13.2m</b> <b>Car port – 4.8m</b>	<b>0.1m</b> <b>3.2m</b>
<b>Distance from west boundary</b>	<b>1m</b>	<b>1m</b>	<b>0m</b>
<b>Distance from east boundary</b>	<b>0.7m</b> <b>Rear terrace – 1.9m</b>	<b>0.7m</b> <b>Rear terrace – 0.7m</b>	<b>0m</b> <b>Minus 1.2m</b>
No. of Storeys	1	1	0
Parking Spaces	3	3	0
No. of Residential Units	1	1	0
No of Bedrooms	3	3	0

Public Speaking

Mr B Jones, the Chair of the Residents Management Company at Watermead, addressed the Committee stating their pleasure with the revisions made thanking Members and Officers for their support. He raised concerns with any impact from water to neighbouring residents and the proposed wall not being in character with the open plan site.

**RESOLVED that Application No 8/19/0387/FUL be:-**

**(a) GRANTED as per the officer recommendation subject to the completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services Manager and to delegate authority to the Head of Planning to issue the decision once the Legal Agreement is completed.**

**or**

**(b) If the Section 106 Legal Agreement in Resolution (a) above is not completed by 30 April 2019, the Application be returned to the next available Planning Committee with a Recommendation to REFUSE.**

Voting: Unanimous (The Chairman voted.)

257. 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 'C' to these Minutes in the Minute Book.

The Committee noted the appeal decision as summarised in the report.

The Chairman noted that this was the last Planning Committee for Christchurch Borough Council and thanked Officers and Members for their work through the years wishing everyone well in their future endeavours.

The meeting ended at 8.05 pm

CHAIRMAN