



# Highcliffe & Walkford Parish Council

Minutes of the meeting of the **Planning Committee** held on 20<sup>th</sup> March 2024 at 18:45 at Mudeford Wood Community Centre, Pipers Drive, Christchurch, Dorset, BH23 4TR.

**Present:** Cllr T Butcher (Chair), Cllr L Dedman, Cllr R Dickson, Cllr W McNeill, Cllr S Skinner, Cllr A Sofianos, Cllr Andy Martin

**In attendance:** the clerk, Tom Brindley, the assistant clerk, Nicki France.

**24P/19 (Agenda Item 1) Apologies for Absence:**

Apologies were accepted from Cllr Sue Walters

**24P/20 (Agenda Item 2) Chair's remarks:**

1. The chair welcomed members, and officers.
2. Members were reminded to make any declarations of interest ahead of the item to be discussed.

**24P/21 (Agenda Item 3) Public Participation: None**

**24P/22 (Agenda Item 4) Minutes of the meeting of 6<sup>th</sup> February 2024**

3. The minutes were taken as read, confirmed as true record, and to be signed by the chair.

**24P/23 (Agenda Item 5A) Consideration of planning applications referred by BCP Council**

**1- 8/24/0173/HOU**

24 Colemere Gardens, Christchurch, BH23 5AS

Remove existing conservatory extend the existing base and fit new larger conservatory.

**Comment**

No objection

**2- 8/24/0108/HOU**

10 Hurst Close, Christchurch, BH23 5QU

Proposal: Enlargement of porch and change in fenestration

**Comment**

No objection

**3- 8/24/0161/CONDR**

2 Wharncliffe Road, Christchurch, BH23 5DD

Proposed Rear extension with roof extension and conversion Variation of condition 2 planning application

8/24/0003/HOU It is proposed that the two additional parking spaces be relocated from one side of the existing driveway to the other side, to avoid the need to move an existing lamp post.

**Comment**

No objection

## Highcliffe & Walkford Parish Council

**4- 8/24/0155/HOU**

158 Lymington Road, Christchurch BH23 4JY

Single storey front extension and Single storey rear extension

**Comment**

No objection

**5- 8/24/0150/HOU**

4 Elphinstone Road Christchurch, BH23 5LL

Removal of annex & garage. Extension to ground floor with additional first floor Enlargement of roof changes to fenestration

**Comment**

No objection

**6- 8/24/0140/HOU**

28A Pine Crescent, Christchurch BH23 4LH

Retention of timber cabin

**Comment**

No objection

**7- 8/24/0132/NMA**

Beach Haven, Rothesay Drive , Christchurch BH23 4LE

Nonmaterial amendment 8/23/0750/HOU Removal of a small section of the north-eastern corner of the building at ground floor level only. Rearrangement of the existing balustrade to the rear elevation at first floor level from faceted to following the edge of the existing flat roof area.

**Comment**

No objection

**8- 8/24/0136/CLP**

3 Chewton Way Christchurch, BH23 5LS

Extension to Garage and Garage conversion.

**Comment**

No objection

**9- 8/24/0124/HOU**

69 Glenville Road, Christchurch BH23 5PX

Raising of roof to provide first floor living accommodation and extension to ground floor.

**Comment**

No objection

**10- 8/24/0109/HOU**

23 Amberwood Gardens, Christchurch BH23 5RT

Loft conversion with new gable to front elevation and side elevations and dormer windows to front and rear to create habitable accommodation.

**Comment**

No objection

**11- 8/23/0582/FUL**

260-262, Lymington Road, Highcliffe, Christchurch BH23 5ET

## Highcliffe & Walkford Parish Council

Demolition of existing buildings and construction of a block of eleven affordable flats with associated parking and landscaping.

### Comment

Members **RESOLVED** to object to the application on the grounds of:

- **Landscape character**
- The current period properties are flanked by two single-storey Grade II listed buildings - the Old School House and the Globe Inn. The provision of a significant 3-storey apartment block, with the frontage so close to the pavement, would clearly conflict with the prevailing visual character. This would also dwarf those adjoining buildings
- Whilst we know that much of the High Street is being redeveloped to a modern 3.5-storey specification, this is a different section of Lymington Road, with a park opposite and many trees around it.
  
- **Accommodation**
- The density and size of the accommodation is of some concern, particularly the proposal to provide family apartments on the upper floors.
  
- **Ecological**
- The property backs onto Jesmond Wood, part of Highcliffe's Green Corridor, which is protected by a number of local planning policies. The treed area at the rear of the properties enjoys an environmental link to the woodland, which could be threatened by such a major development of the site.
- We note, for example, that the development would pose a clear threat to an active bat day-roost. It is well documented that multiple species of protected bats use Jesmond Wood during the night, and it's not clear whether further incursion on habitat could force the species out of the area.
  
- **Environmental**
- We're concerned about the effect of the complete demolition of the current buildings in this location. Demolition is a considerably polluting activity, and will have consequences for the natural environment, as well as users of the adjoining buildings, which in both cases includes many families.
- We would prefer to see existing buildings re-used where possible - which is all-round a better result for the environment.

### 24P/24 (Agenda Item 5B) Tree Preservation Orders

Members considered the list of Tree Preservation Orders and raised no objections.

### 24P/25 (Agenda Item 6) To note decisions made by BCP.

Members noted the decisions made.

Reference	Address	Works	Date	Decision	HWPC Comment
<a href="#">8/24/0029/HOU</a>	50 Rothesay Drive Christchurch BH23 4LD	Ground side & rear extensions. First floor extensions	3/5/2024	Granted	No Comment
<a href="#">8/23/0868/ADV</a>	414 Lymington Road, Highcliffe, Dorset bh23 5he	3x no Fascia signs to front elevation.	2/24/2024	Granted	No Comment
<a href="#">8/24/0012/HOU</a>	74 Forest Way Christchurch Dorset	Single storey rear extension	2/23/2024	Granted	No Comment

## Highcliffe & Walkford Parish Council

	BH23 4PX				
<a href="#">8/24/0004/HOU</a>	1 Thistle Close Christchurch BH23 4UP	Replace garage door with new window, installation of new roof light.	2/20/2024	Granted	No Comment

### 24P/26 (Agenda Item 7) Appeals

Ref	Address	Works	Date	Decision	HWPC Comment
8/22/1020/HOU	7 Bute Drive, Christchurch BH23 5LE	Raise and extend roof to create 2nd floor accommodation. Two storey side extension and rear extension and alterations to roof. Demolish garage.	14/03/2024	Withdrawn	No Comment

### 24P/27 (Agenda Item 8) Date of the next meeting

Tuesday 9<sup>th</sup> April commencing at **18.45 pm.**

**There being no further business the Chair closed the meeting at 19.10 pm.**

Signed .....

Date.....