Highcliffe & Walkford Parish Council
Minutes of the meeting of the **Planning Committee** held on Wednesday 11th March 2026 at 18:00 pm at The Old School, 254 Lymington Road, Highcliffe, Dorset, BH23 5ET

Present: Cllr T Butcher (Chair), Cllr B Hutchings**,** Cllr A Martin, Cllr S Slatter, Cllr S Walters, and Cllr S Skinner

In attendance: Nicki France (Assistant Clerk)

314 Apologies for Absence: Apologies were received and noted from Cllr A Sofianos (prior engagement) and Vanessa Ricketts - Clerk (annual leave)

RESOLVED to accept the apologies for absence.

315 Declarations of Interest:

The Chair explained that they had a declaration of interest in relation to planning application P/26/00644/HOU, 12 Chewton Common Road, Christchurch BH23 5LT.

It was therefore agreed that Cllr A. Martin would chair the meeting for this item.

316 Minutes of the meeting of 11th February 2026
It was proposed, seconded, and

RESOLVED to accept the minutes and approve them for signing.

317-Chairs' Remarks
The Chair welcomed members and officer to the meeting.

318 Public representation: None

319 Consideration of planning applications referred by BCP Council

Reference	Location	Proposal	Comments due by	HWPC Comments
P/26/00898/HOU	164 Ringwood Road Christchurch BH23 5RQ	Proposed front extension and alterations to fenestration	24/03/2026	No objection
P/26/00888/HOU	2A Holme Road Christchurch BH23 5LJ	First floor extension to front elevation. Changes to fenestration	23/03/2026	No objection
P/26/00878/HOU	29 Greenways	Removal of the existing conservatory, part	23/03/2026	No objection

	Christchurch BH23 5BB	of the rear extension and the side small extension and infilling the rear of the property to create a flat elevation.		
P/26/00779/HOU	4 Bay Tree Way Christchurch BH23 4NS	Demolition of existing conservatory, proposed new single storey sunroom extension	16/03/2026	No objection
P/26/00690/HOU	20 Pinewood Road Christchurch BH23 5PJ	Garden room at rear of garden	10/3/2026 (Extension asked for)	No objection
P/26/00644/HOU	12 Chewton Common Road Christchurch BH23 5LT	Following demolition of outbuilding new entrance, single storey rear extension, two storey side extensions with enlargement of roof for additional accommodation dormer to rear elevation	9/3/2026 (Extension asked for)	HWPC submits an objection based on the following: 1. Concerns over privacy for neighbouring properties on Holme Road The proposed development raises significant privacy issues for residents living along Holme Road, as the scale and positioning of the plans may result in overlooking and loss of private amenity. 2. Overdevelopment of the site The scale, density, and intensity of the proposal appear disproportionate to the size and character of the site. This raises concerns

				that the development would constitute overdevelopment and negatively impact the surrounding area. 3. Impact on wildlife, including protected species There are concerns regarding the presence of wildlife in the area, particularly bats and swifts, which are protected species and have been noted in the ecologist's report. While the submitted plans include the installation of a bat and swift box, this does not fully mitigate the potential disturbance or loss of habitat resulting from the development.
P/26/00552/FUL	Highcliffe Cliff Top Car Park Waterford Road Christchurch	Temporary change of use from 8 car parking spaces to temporary site compound to use mobile welfare unit/site office and Contractor parking.	4/3/2026 (Extension asked for)	No objection

Reference	Location	Proposal	Decision
P/26/05363/HOU	10 Walkford Way Christchurch BH23 5LR	Proposed Rear Extension.	Decision: Granted Date: 16/02/2026 HWPC Comments: No objection
P/26/00043/HOU	74 Forest Way Christchurch BH23 4PX	External alterations to existing utility room. Change to existing roof over. Proposed demolition of existing outbuilding and formation of new outbuilding.	Decision: Granted Date: 17/02/2026 HWPC Comments: No objection

320 Decisions made by BCP Council

321To note the appeals report: None

322 Date of the next meeting of the Planning Committee

Wednesday 8th April 2026 at 18.00

There being no further business the Chair closed the meeting at 18:15

Signed …….. Date……