Highcliffe & Walkford Parish Council
Minutes of the meeting of the **Planning Committee** held on Wednesday, 13th May 2026 at 18:00 pm at The Old School, 254 Lymington Road, Highcliffe, Dorset, BH23 5ET

Present: Cllr A Sofianos (Chair), Cllr B Hutchings, Cllr S Walters, Cllr S Skinner and Cllr S Slatter

In attendance: Vanessa Ricketts (Clerk), Nicki France (Assistant Clerk) and one member of the public.

386 Apologies for Absence: Apologies were received and noted from Cllr T Butcher (prior engagement), Cllr A Martin (work commitments) and Cllr W McNeil (prior engagement)

RESOLVED to accept the apologies for absence.
387 Declarations of Interest: None

388 Minutes of the meeting of 8th April March 2026
It was proposed, seconded, and

RESOLVED to accept the minutes and approve them for signing.

389 Chairs' Remarks
The Chair welcomed members and officers to the meeting.

390 Public representation: None

391 Consideration of planning applications referred by BCP Council

Reference	Location	Proposal	Comments due by	HWPC Comments
P/26/01952/HOU	4 Larkspur Close Christchurch BH23 4FQ	Single storey rear extension with mono pitched roof. Garage external doors changed to window.	20/05/2026	No objection
P/26/01915/HOU	32 Wellesley Avenue Christchurch BH23 4SX	Single Storey Rear Extension	19/05/2026	No objection

P/26/01938/HOU	116 Hinton Wood Avenue Christchurch BH23 5AL	Proposed side extension at first floor, alterations to fenestration to suit. Addition of air source heat pump and solar panels.	19/05/2026	No objection
P/26/01596/HOU	22 Denham Drive Christchurch BH23 5AT	Demolish existing conservatory and replace with single storey rear extension	14/05/2026	No objection
P/26/01821/CONDR	18 Pine Crescent Christchurch BH23 4LH	Variation of conditions 2 and 3 of planning permission P/25/05178/HOU Demolish conservatory, front porch and outbuilding and erect new single storey rear and front extensions Reduce size of porch and amend drawing numbers on conditions 2 and 3	13/05/2026	No objection
P/26/01795/CONDR	31-33 Wharncliffe Road Christchurch BH23 5DE	Variation of Condition 2 (Approved Plans), 7 (Cycle Parking Facilities), 8 (Proposed Access, Parking and Turning areas), 13 (Construction Of Materials) and Removal of Condition 17 (No	23/05/2026	No objection

		Construction Above Damp Proof Course Level) of planning permission 8/24/0623/FUL (Demolition of existing buildings and erection of two apartment blocks with associated parking and landscaping) to vary the consented layout, remove the cycle and car lifts, allow the materials proposed on this application.		
P/26/01787/CONDR	3 Larkspur Close Christchurch BH23 4FQ	Removal of condition 5 of planning permission P/24/0415/HOU First floor extension over Garage with internal amendments at ground and first floor, part garage conversion, single storey front extension and alterations to fenestration Obscuration and fixing the opening prevents visibility of the sky-scene, day	22/5/2026	No objection

		and night, and prevents ease of maintenance.		
P/26/00473/HOU	Brookeview Cottage 20A Cranemoor Avenue Christchurch BH23 5AN	Dismantle the existing triple timber framed oak garage located to site frontage. Re-assemble and erection of garage to the side of existing house. Boundaries have been redefined for both properties on the site. Create separate gated access for each property.	16/5/2026	No objection
P/26/01741/RM	Land at Roeshot Hill North of A35 Christchurch	Approval of Reserved Matters application for layout, scale, appearance and landscaping in respect of Outline Permission 8/16/2932/OUT comprising 129 dwellings together with earthworks and ancillary works, additional Public Open Space, ecological mitigation, sustainable drainage system and associated conditions	16/5/2026	HWPC wishes to submit an objection to the above application for the following reason 1- The application does not include a Traffic Management Plan, which is necessary to assess the impact on local roads and safety. 2-Concerns have been raised regarding potential contamination due to the proximity of the compound to the eastern end of the Rosehot Hill Allotments. 3-Further concerns relate to the drainage system and the additional pressure on the Stony Lane sewage

				plant, which has already experienced significant outflows into the River Avon and Christchurch Harbour."
P/26/01378/FUL	181-185 Lymington Road Christchurch BH23 4JS	Change of use from restaurant and ancillary guest accommodation to an 18 bedroom hotel with some external works	16/05/2026	HWPC wishes to comment that 1- Provision must be made to ensure that the electrical substation remains accessible at all times from the hotel car park.
P/26/01599/HOU	17 Pine Crescent Christchurch BH23 4LH	Removal of conservatory and single storey extensions to include mono pitched roof to the front, reconfiguration of carport and erection of a shed to rear of garage	04/05/2026 (Extension acknowledged)	No objection
P/26/01533/HOU	22 Hinton Wood Avenue Christchurch BH23 5AH	Single-storey rear extension, a first-floor glass balcony terrace, demolition of the existing pergola, installation of rooflights and external enhancements	28/4/2026 (Extension acknowledged)	No objection
P/26/01497/HOU	54 Forest Way Christchurch BH23 4PX	Single storey front extension and bin and bike store	30/4/2026 (Extension acknowledged)	No objection

P/26/01409/HOU	6 Chewton Common Road Christchurch BH23 5LT	Demolition of outbuilding and erection of detached residential annexe	29/4/202 (Extension acknowledged)	HWPC wishes to submit an objection to the above application for the following reason: 1- The proposal represents an overdevelopment of the plot

392 Appeals report from BCP Council

Reference	Location	Proposal	Decision
P/26/00898/HOU	164 Ringwood Road Christchurch BH23 5RQ	Proposed front extension and alterations to fenestration	Decision: Granted Date: 20/4/2026 HWPC Comments: No objection
P/26/00779/HOU	4 Bay Tree Way Christchurch BH23 4NS	Demolition of existing conservatory, proposed new single storey sun room extension	Decision: Granted Date: 22/04/2026 HWPC Comments: No objection
P/25/04547/FUL	3 Amberwood House Amberwood Gardens Christchurch BH23 5RT	Erection of bungalow	Decision: Granted Date: 30/04/2026 HWPC Comments: No objection

393 Date of the next meeting of the Planning Committee

Wednesday 10th June 2026 at 18.00

There being no further business the Chair closed the meeting at 18:20

Signed …….. Date……