Highcliffe & Walkford Parish Council
Minutes of the meeting of the **Planning Committee** held on Wednesday, 10th June at 18:00 pm at The Old School, 254 Lymington Road, Highcliffe, Dorset, BH23 5ET

Present: Cllr T Butcher (Chair), Cllr A Martin, Cllr A Sofianos, Cllr B Hutchings, Cllr S Walters, Cllr S Skinner, Cllr S Slatter and Cllr W Mc Neil.

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

026 Election of Chair:
It was proposed, seconded and

RESOLVED: that Cllr A Martin be elected Chair.

027 Apologies for absence: None

028 Declarations of interest: None

029 Minutes of the meeting of 13th May 2026

It was proposed, seconded, and

RESOLVED to accept the minutes and approve them for signing.

030 Chairs' Remarks
The Chair welcomed members and officers to the meeting and thanked Cllr T Butchers for her role as Chair. The Chair reiterated to Members the importance of the Committee, highlighting its vital role in protecting the environment and recognising the valuable contribution made by its members.

031 Public representation:
Two members of the public attended to speak in relation to planning application P/26/02267/FUL, 10 Priory Park Industrial Park, Airspeed Road, Christchurch, BH23 4HD. Members noted the concerns raised

032 Consideration of planning applications referred by BCP Council

Reference	Location	Proposal	Comments due by	HWPC Comments
P/26/01931/CONDR	3 Abingdon Drive Christchurch BH23 5JY	Variation of condition 2 (Approved Plans) of planning permission	26/6/2026	No objection

		8/24/0852/HOU (Single storey front and side extension. Conversion of existing garage into garden room and home gym) to amend the design to incorporate a flat roof to the side extension		
P/26/02595/HOU	6 Chewton Common Road Christchurch BH23 5LT	Demolition of existing outbuilding, and formation of annexe. Alterations to existing landscaping/ raised patio	26/6/2026	HWPC wishes to submit an objection to the above application for the following reason: The proposal represents an overdevelopment of the plot
P/26/02267/FUL	Unit 10 Priory Industrial Park Airspeed Road Christchurch BH23 4HD	Retrospective application for chimney and ventilation units installed on industrial unit.	23/06/2026	HWPC wishes to submit an objection to the above application for the following reasons: **1.** The proximity of the proposed chimney to residential properties, which gives rise to concerns regarding potential impacts on amenity, including air quality, noise, and general disturbance.

				2. The use of the chimney is considered to have a detrimental impact on the health and wellbeing of neighbouring residents, due to concerns regarding emissions, air quality, and associated disturbance. **3.** The operation is considered to constitute a statutory noise nuisance, and concern is raised that no Environmental Impact Assessment or supporting environmental information has been provided to adequately assess the impact.”
P/26/02518/HOU	1 Yarrow Close Christchurch BH23 4TF	Demolition of existing conservatory and construction of a single-storey rear and side extension with flat roof formation including associated external alterations.	22/06/2026	No objection

P/26/02407/HOU	17 Rossley Close Christchurch BH23 4RR	Conversion of conservatory to garden room and front and rear dormer to existing loft room.	17/06/2026	No objection
P/26/02388/HOU	10 Lakewood Road Christchurch BH23 5NX	Erection of revised front and side boundary treatment including 2.0m high timber fencing, associated frontage planting and landscaping works.	12/06/2026	HWPC wishes to submit an objection for the following reason: 1-Not innkeeping with the street scene.
P/26/02331/HOU	The Sheiling 15 Pinewood Close Christchurch BH23 5RR	Single storey rear extension, plank cladding to front elevation and pitched roof over porch and garage. Window and door rearrangements to side elevations.	11/06/2026	No objection
P/26/02292/HOU	144 Lymington Road Christchurch BH23 4JY	Ground floor extensions to front and rear.	08/06/2026 (Extension asked for)	No objection
P/26/02239/CONDR	4 Knightwood Close Christchurch BH23 4NE	Removal of conditions 3 (Materials), 4 (Pre commencement meeting) and 5 (Implement Arb Method Statement/ Tree Protection) of planning permission 8/23/0880/HOU (Extension to ground & first floor and detached garage) details of materials submitted, Arboricultural Report	04/06/2026 (Extension asked for)	No objection

		and piled raft foundation design		
P/26/02077/FUL	The Oaks 189 Lymington Road Christchurch BH23 5EA	Change of use of 3 No. staff accommodation bedrooms (Sui Generis) to 3 No. letting rooms (Class C1)	1/6/2026 (Extension asked for)	No objection

033 Appeals report from BCP Council

Reference	Location	Proposal	Decision
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	Decision: Granted Date: 2/6/2026 HWPC Comments: No objection
P/26/01497/HOU	6 Chewton Common Road Christchurch BH23 5LT	Demolition of outbuilding and erection of detached residential annexe	Decision: Application refused Date: 27/5/2026 HWPC Comments: HWPC wishes to submit an objection to the above application for the following reason: 1-The proposal represents an overdevelopment of the plot
P/26/00888/HOU	2A Holme Road Christchurch BH23 5LJ	First floor extension to front elevation. Changes to fenestration	Decision: Granted Date: 14/5/2026 HWPC Comments: 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	Decision: Granted Date: 19/5/2026 HWPC Comments: No objection
P/25/04749/FUL	Chewton Manor 3 Seaview Road Christchurch BH23 5QJ	Subdivision of property to create an additional dwelling.	Decision: Granted Date: 1/6/2026 HWPC Comments: No objections

A Member noted that the objection submitted to the BCP Planning Team in respect of application P/26/00644/HOU was not displayed on the planning portal and expressed concern that other comments or objections submitted by the Committee may also not have been published. The Assistant Clerk confirmed that the objection had been submitted to the Planning Team. The Chair confirmed that a letter would be sent to the BCP Planning Team to raise this matter.

034 Appeals report from BCP Council: None

036 Date of the next meeting of the Planning Committee

Wednesday 8th July 2026 at 18.00

There being no further business the Chair closed the meeting at 18:30.

Signed …….. Date……