Highcliffe & Walkford Parish Council
Minutes of the meeting of the **Planning Committee** held on Wednesday, 5th August at 18.00 at The Old School, 254 Lymington Road, Highcliffe, Dorset, BH23 5ET

Present: Cllr A Martin (Chair), Cllr T Butcher, 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 1 member of the public.

095 Apologies for absence:

Apologies were received and noted from Cllr A Sofianos (illness).

RESOLVED: That the apologies for absence be accepted.

096 Declarations of interest: None

097 Minutes of the meeting of 8th July 2026

It was proposed, seconded, and

RESOLVED to accept the minutes and approve them for signing.

098 Chairs' Remarks
The Chair welcomed Members, Officers, and a member of the public to the meeting. Members were provided with an update on Jesmond Wood, advising that the landowner intends to place the land for sale by public auction in October, with a guide price of £700,000. The Chair confirmed that he would contact several auctioneers to obtain auction packs and would provide a further update at the next Full Council meeting in September.

099 Public representation: None

100 Traffic Regulation Order (TRO) Consultation
Members noted the Traffic Regulation Order (TRO) document, which had been circulated before the meeting. The Chair clarified that the consultation period remains open until 14 August 2026. The Chair also reminded Members that, should they wish to submit comments or objections, they are able to do so before the consultation deadline.

101 Consideration of planning applications referred by BCP Council

Reference	Location	Proposal	Comments due by	HWPC Comments
P/26/03688/HOU	4 Cobbs Beck Lane Christchurch BH23 5FH	Proposed front porch	25/08/2026	No objection
P/26/03651/HOU	Hamilton Bramble Lane Christchurch BH23 5NB	Single Storey Rear Extension, Replacement of facing materials, internal reconfiguration and new boundary fencing	28/08/2026	No objection
P/26/02980/HOU	40 Manning Avenue Christchurch BH23 4PW	Removal of the existing first-floor rear balcony and construction of an enlarged first-floor rear balcony with associated balustrading and supporting structure.	17/08/2026	No objection
P/26/03494/LB	181-185 Lymington Road Christchurch BH23 4JS	Listed building consent for works associated with the conversion of restaurant to hotel accommodation, including internal alterations to extensions of	21/08/2026	HWPC wishes to submit the following comment: 1- The plans are not showing public right of way to the sub-station.

		former lodge, demolition of orangery and conservatory, along with the construction of a new extension		
P/26/03317/CONDR	17 Imber Drive Christchurch BH23 5BE	Variation of condition 2 (Approved Plans) and condition 3 (Materials) of planning permission P/25/03946/HOU (Proposed single storey extension to the front of the property, not breaking the building line. Single storey rear extension across the rear of the property replacing an existing conservatory) for changes to include reduced footprint, flat roof amendment, new window location and rewording of condition 3	13/08/2026	No objection
P/26/03222/HOU	20 Pinewood Road Christchurch BH23 5PJ	Retrospective garden room.	04/08/2026 (Extension asked for)	The Assistant Clerk confirmed that an extension of time had been granted for the determination of this planning application until 17 September 2026. The application will be considered at the

				next meeting of the Planning Committee on 2nd September 2026.
P/26/03155/HOU	28 Rothesay Drive Christchurch BH23 4LB	Single storey side extension and Infill front extension. Raised eaves & new roof structure to form first floor accommodation, roof lights to side elevations. Two covered, rearward facing terraces at first floor level Demolish existing garage and car port	05/08/2026 (Extension asked for)	The Assistant Clerk confirmed that no extension date had been provided for this planning application. It was agreed that an extension of time should be requested, and the application will be considered at the next meeting of the Planning Committee on 2nd September 2026.

102 Decisions to note (Build) None

103 Appeals report from BCP Council: None

104 Date of the next meeting of the Planning Committee

Wednesday 2nd September 2026 at 18.00.

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The next meeting of the Amenities Committee will take place on Wednesday 2nd September 2026 at 18.00.

There being no further business, the Chair closed the meeting at 18.22.