Highcliffe & Walkford Parish Council
Minutes of the meeting of the **Planning Committee** held on Wednesday, 2nd September 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 3 members of the public.

123 Apologies for absence: None

124 Declarations of interest: None

125 Minutes of the meeting of 5th August 2026

It was proposed, seconded, and

RESOLVED to accept the minutes and approve them for signing.

126 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 and were advised that a further update would be presented at the Full Council Meeting scheduled to take place following this meeting.

Members were also informed that a recent planning application for the development at 31-33 Wharncliffe Road had been submitted and subsequently refused.

127 Public representation:
A member of the public addressed the Committee regarding their concerns about Planning Application P/26/03760/FUL – 1 Rossley Close.
Concerns were raised regarding the impact of the proposed development on the privacy of neighbouring properties, particularly overlooking into an adjacent garden. It was also stated that the proposed development appeared out of scale with the surrounding area and was considered to be contrary to the emerging Neighbourhood Plan

128 Planning applications received from BCP council

Reference	Location	Proposal	Comments due by	HWPC Comments
P/26/03222/HOU	20 Pinewood Road Christchurch BH23 5PJ	Retrospective garden room.	17/9/2026	Members agreed that the Chair, in consultation with the Clerk, be authorised to submit an objection to the application.
P/26/04081/HOU	19 Bracken Way Christchurch BH23 5LW	Demolition of existing conservatory, single storey rear extension and reconfiguration of internal floor plan	15/9/2026	No objection
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	09/02/2026	No objection
P/26/03999/HOU	9 Sorrell Way Christchurch BH23 4LY	Front extension with garage	10/09/2026	No objection
P/26/03778/FUL	Unit 20 Christchurch Business Park Radar Way	Installation of two outdoor padel tennis courts to the rear of the existing padel	08/09/2026	No objection

	Christchurch BH23 4FL	facility and associated works		
P/26/03716/HOU	2 Avenue Road Walkford Christchurch BH23 5QH	Alterations to fenestration, relocation and enlargement of front porch and replacement of flat roof area with pitched roof.	10/09/2026	No objection
P/26/03760/FUL	1 Rossley Close Christchurch BH23 4RR	Demolition of the existing dwelling and detached garage, and the erection of a replacement detached dwelling with attached garage, associated access, parking, landscaping and ancillary works	08/09/2026	(HWPC) wishes to object to the proposed development on the grounds that it is out of character with the existing street scene and would have a detrimental impact on the appearance of the area. Further concerns relate to the size and scale of the proposed development, the loss of existing trees, and the adverse effect on neighbouring residential amenities. The Council also considers that approval of this application could set an undesirable precedent for future development within the locality. In addition, the proposal is considered to be contrary to the policies and objectives of the

				HWPC Local Plan and therefore should be refused.

129 Decisions to note (Build)

Reference	Location	Proposal	Decision
P/26/02635/HOU	Hamilton Bramble Lane Christchurch BH23 5NB	Removal of existing carport and garage, erection of a single storey rear extension, replacement of facing materials, internal reconfiguration and new boundary fencing	Decision: Application refused Date: 4/8/2026 HWPC Comments: No objection
P/26/01931/CONDR	3 Abingdon Drive Christchurch BH23 5JY	Variation of condition 2 (Approved Plans) of planning permission 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	Decision: Granted Date: 26/6/2026 HWPC Comments: No objection
P/26/02595/HOU		Demolition of existing	Decision: Application refused

	6 Chewton Common Road Christchurch BH23 5LT	outbuilding, and formation of annexe. Alterations to existing landscaping/ raised patio	Date:28/7/2026 HWPC Comments: The proposal represents an overdevelopment of the plot
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.	Decision: Granted Date: 10/7/2026 HWPC Comments: 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.	Decision: Granted Date: 11/8/2026 HWPC Comments: No objection
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.	Decision: Granted Date: 15/7/2026 HWPC Comments: No objection
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	Decision: Granted Date: 22/7/2026 HWPC Comments: No objection

		No. letting rooms (Class C1)	
8/25/0059/FUL	Silverways Silver Way Christchurch BH23 4LJ	Extension to existing nursing home	Decision: Granted Date: 7/6/2026 HWPC Comments:

130 Appeals report from BCP Council: None

131 Date of the next meeting of the Planning Committee

Wednesday 14th October 2026 at 18.00.

.

There being no further business, the Chair closed the meeting at 18.17.