

# Supplementary Papers for Planning Committee

Date: Thursday, 17 December 2020 at 1.00 pm

Venue: Microsoft Teams Meeting



## 6. **Planning Addendum Sheet**

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**Addendum Sheet**  
**Planning Committee – 17<sup>th</sup> December 2020**

<b>PLANNING APPLICATIONS</b>		
<b>Item No.</b>	<b>Application No.</b>	
1	Wessex Fields, Castle Lane East, Bournemouth,  7-2019-9177-DP	<p><u>Representations:</u></p> <ul style="list-style-type: none"> <li>• The Airfield Operations Duty Manager has confirmed that there are no issues from an aerodrome safeguarding perspective from a 16.5m high development in this location.</li> </ul> <p><u>Further details/ clarification regarding Biodiversity Issues:</u></p> <ul style="list-style-type: none"> <li>• Under the DCC/DC protocol the concept was that Natural England did not look at planning applications, but this work was undertaken by the Natural Environment Team at county with Natural England input only on some cases;</li> <li>• From Natural England comment on applications - “Biodiversity Enhancement - It is a requirement of all development to enhance the natural environment, as stated in the NPPF (2019), paragraphs 8, 170 and 175. Without enhancement, the development would not be complying with National Policy (NPPF 2019)”;</li> <li>• Bournemouth Core Strategy Policy CS30 requires proposals to connect and enrich biodiversity and wildlife habitats;</li> <li>• Policy CS35 states that “The Council will work with partners and developers to restore, or add to, the Borough’s biodiversity.... seek protection and recovery of priority species having regard to the national and Local Biodiversity Action Plan (BAP) targets...”</li> <li>• In this case the relevant BAP species comprise house sparrow, stag beetle and hedgehog, which have enhancements as shown on landscape plan of: sparrow terraces, stag beetle log shelter and hedgehog houses which may be said to provide protection and recovery for these BAP species in accordance with CS35.</li> </ul>
2	51-55 Commercial Road, Poole,  APP/20/01047/F	<p><u>Representations.</u></p> <p>One further letter of representation from an existing objector repeating concerns regarding the availability of parking locally.</p>
3	Walpole Road Open Space (Churchill Gardens), Walpole Road, Bournemouth  7-2020-7347-G	<p><u>Representations:</u></p> <ul style="list-style-type: none"> <li>• One further letter in support of the planning application.</li> </ul> <p><u>Further details/ clarification regarding Joy Café:</u></p> <ul style="list-style-type: none"> <li>• Joy are a church group (Coastline Vineyard Church) who leased the building and invested in it themselves; profits go to the church;</li> <li>• Coastline Vineyard’s lease is for the existing building;</li> <li>• The new building is funded by the European Regional Development Fund Aspire programme and as such must contribute to the aims of that programme: to support people who</li> </ul>

		<p>are unemployed to enjoy a healthy weight and gain employment;</p> <ul style="list-style-type: none"> <li>· BCP Council has invited the Joy Café to consider moving into the new building as part of the Aspire project;</li> <li>· The new building would have a new lease arrangement enabling a variety of groups to use the space for community benefit;</li> <li>· BCP Council is in discussions with the Joy Café management to explore them being a substantive user of the space, along with other groups, continuing the valuable facility they currently provide to the community. They are keen to continue to run a café in the space and to complement the other activities that would form the Aspire project delivery.</li> </ul>
4	<p>20 Chewton Farm Road, Christchurch</p> <p>8/20/0752/OUT</p>	<p>Consultation response received from Highcliffe and Walkford Parish Council;</p> <p>'We object to this planning application to create a set of 14 flats in a very desirable area of Highcliffe following reasons;</p> <p><b>Overdevelopment</b></p> <p>This proposed development of 14 apartments with 27 bedrooms, replacing a single chalet bungalow, represents a huge overdevelopment of the site.</p> <p><b>Character of the area.</b></p> <p>The design, bulk and mass are totally out of keeping with the long-established character of the Chewton Farm area. It will create an urbanising and cramming effect on what is a unique and semi-rural part of Christchurch, adjacent to the Green Belt and Chewton Common.</p> <p><b>Underground parking</b></p> <p>The only difference between this and the previous withdrawn applications is the addition of underground car parking. The need to do this emphasises it is an over development of this small site. It will increase the urbanizing impact and the damage to the character of the area:</p> <p>There is concern over the access ramp. This will directly abut the property at No 22 Chewton Farm Road and will be used by up to 15 vehicles daily creating dozens of vehicle movements within a few metres of this property.</p> <p>The access ramp is not adequate for two vehicles to pass and manoeuvre safely, which will mean vehicles having to reverse back up or down the ramp, again increasing noise and disturbance.</p> <p>The underground parking is likely to require mechanical ventilation using vents placed close to the boundaries of No 16 and No 22 Chewton Farm Road, creating noise and fumes.</p> <p><b>Housing needs</b></p> <p>The development will not address the housing needs of the area as identified in the Eastern Dorset 2015 Strategic Housing Market</p>

		<p>Assessment. There is no shortage of flats in Highcliffe and it makes no contribution to affordable housing either in allocated units or financial contribution.</p> <p><b>Privacy</b></p> <p>The current property does not overlook anyone; the proposed new building over three floors would result in a loss of privacy for many properties.</p> <p><b>ADDITIONAL Traffic generation and highway safety</b></p> <p>Chewton Farm Road is a narrow, rural road which has specific traffic calming measures including several chicanes and weight restrictions to reduce the amount and size of vehicles using it - almost doubling the number of dwellings in the road will create many extra cars plus construction vehicles using it. There is no parking permitted on the road or verges and there are no pavements given the rural nature of the area. Pedestrian safety will be comprised by an additional 14 flats and accompanying vehicles using the road</p> <p><b>Precedent</b></p> <p>If approved, it will set a dangerous precedent for other similar proposals which will destroy the special character of the area which is protected by Policy H9 of the Christchurch Borough Local Plan forbidding such developments. Precedent will be set if such a development is approved.</p> <p>For Highcliffe and Walkford Parish Council'</p> <p>Members will have directly received representations from the occupiers of 24 Chewton Farm Road.</p> <p>Condition 4 (acoustic fencing) - should refer to North-East boundary.</p>
5	<p>7-9 Starre Inn, Purewell, Christchurch</p> <p>8/20/0440</p>	<p>Request from the Applicant for the application to be deferred to a later Committee</p>
6	<p>2a Martello Road</p> <p>APP/20/01013/F</p>	<p>None</p>
7	<p>43 Wickfield Avenue Christchurch</p> <p>8/20/0352/HOU</p>	<p>Please send a separate copy of the plans as these have been mixed up with the above item on the agenda.</p>

