

**FRIARS CLIFF RESIDENTS ASSOCIATION MEETING MINUTES**  
**Tuesday, 28 May 2024 at 7.00 pm, Highcliffe Sailing Club**

**Present:**

Paul De Jonghe, V.Chair & Forum Editor  
Peter Skeggs, Treasurer  
Louise Heybourne, Environment Rep.  
Meg Ward, Membership Secretary  
Kevan Ward, Website Manager  
Cllr Paul Hilliard, CTC and BCP  
Cllr Stuart Perry, CTC

**Apologies :** Steve Alves, Sara Luder, Sarah Webb

**Speaker:** Wendy Lane, Director of BCP Council Planning & Transport

**Guests:** Nicole Baddeley, Employee Christchurch Town Council

Highcliffe Residents Association Representatives Joan Rose, Director & Chair and Carol Macbean

Congratulations to Cllr Paul Hilliard on becoming Mayor of Christchurch.

Thank you to Commodore Jim for use of facilities and Trish for running refreshments.

**Actions** – Neighbourhood Plan & Local Plan are ongoing and determine how our area will be managed in years to come. September update from Steve Alves.

Louise met with Jeff Tinney to discuss Trees and had assurance from BCP that 10 new trees along Avon Run Road and 2 trees in Seaway Avenue will be planted. Paul awaiting firm commitment from BCP.

**Strategy Review** – FCRA has £18,000 in the account. Annually receipts more or less balance out with payments except a small loss due to Forum. We need to review our finances, stay relevant and look at the 5 year plan. Can we increase our subs from £3 to £5? Do we have the right media, is the website, forum & Facebook page correct? How do we pay our money, do we carry on with manual collection through road reps or do we go electronic? We have an on-line survey and have received a lot of electronic responses (middle pages of forum have manual version if unable to use electronic version).

**Social** – Sara organized a Quiz night on 24 April at the Haven which was very successful.

- 20 June at 6 pm on Green a Summer Solstice, bring along a deck chair, something to eat and drink and we'll socialise. Check the Facebook page day before re weather.
- 17 July at 6 pm at The beach Hut Café is Chilli Night and tickets available from Sara.
- 3 July Steamer Point Totems small commissioning ceremony at 10/10:30.

**Finance** – Peter informed residents that £10,000 is deposited in an annual 5 day withdrawal account and will earn 4% over the year (£400).

## **Councillor Update:**

Cllr Stuart Perry introduced Nichol Badley, Community Engagement Officer Christchurch Town Council, whose role is to engage with residents across the conurbation of Christchurch.

The Commemorative beacon lighting event for 80<sup>th</sup> anniversary of D-day is on 6<sup>th</sup> June at Christchurch Quay from 6 pm to 10 pm. The Deputy Major will give thanks to WW1 Veteran, John Morris, 102 years young.

Sign up to the newsletter.

CSAS Safety Officer Jennifer Maidment patrols the town centre and wider areas, contact her with any safety or community concerns, duty phone number 07385389338.

Viv Charrett 2023 Mayor's charities - The Water Lilly Café and SSAFA and raised £12,000. Paul's chosen charities are Mudeford Wood Community Centre and Parkinsons UK, Dorset branch.

Cllr Paul Hilliard has an invite from Saint-Lo, Normandy, twin town of Christchurch to attend 80<sup>th</sup> anniversary D-Day commemoration events.

Paul and Cllr Lesley Dedman met new BCP Sea Front Manager on the beach and Anthony Rogers, Head of Seafront Services to identify a few things, toilets and graffiti at shelter, which they are aware of and will get sorted.

BCP will not replenish the beach this year. The long groyne is out of action. The jetty on Hengistbury Head is ready and needs fixing to the ground.

A consultation on library usage open until 8 June, complete a paper form or go to website and give insight on how you use.

20 mph residential zones in BCP, will be risk assessed not mainly in residential areas, allocated £144,000 budget this year, first scheme Pokesdown to Iford Bridge. Feedback directly to Paul or FCRA any views. Cllr Paul Hilliard has had calls re Bure Lane and Bure Haven Drive.

**Transport & Planning** : Guest Speaker Wendy Lane, Director of Planning & Transport / Cllr Paul Hilliard

Outlined history of why there is a planning system, dates back to 1870s public health only had bye-laws and did not take into account providing green space or community facilities and people were dying. In 1909 the first planning legislation set out basic living standards and high quality places. 1939-1945 1.1 million council houses were built, when over 30,000 were demolished. 1947 brought in planning system and nationalised the rights to develop land. The original system had an expectation that all the infrastructure was put in up front, changed in 1954 and has been changing ever since.

Range of legislation, policy and guidance – Planning Act, Statutory Instruments, National Planning Policy Framework (NPPF), Planning Practice Guidance and The

Development Plan (local plans such as Highcliffe Neighbourhood Plan and Housing affordable supplementary planning document that supports the Christchurch local plan). When making decisions on a planning application the primary consideration is the development plan and then materials.

What is development? Planning permission is only needed if work being carried out meets the definition as development as set in the 1990 Town & Country Planning Act.

What isn't development? Range of things that don't require planning permission, such as interior alterations subject to them not being a listed building, building operations that do not materially affect the external appearance and a change of use where there is the use stays in the same use class.

Virtually all development does require planning permission. If it meets statutory definition it should require planning permission. There are different types of planning permission granted by the local authority, national planning permission granted via the general committee development order, permitted development rights and the government is constantly changing what is allowed through those national grants. There are local grants for a development order and certain development if the government department allows. If you are in a conservation areas some of the permitted development rights do not apply. Areas of outstanding natural beauty, the national parks or world heritage sites have different rules associated with them. Whole range of environmental permits and licenses done by a range of organisations including environment agency and building regulations and it is the developers responsibility to ensure all of those are maintained like licensing and gambling.

Standards in planning are important involves a balance of private and public interest. Its costly but you need to demonstrate at all times, openness, fairness and impartiality.

BCP New Local Plan enables what, where and the right development in the right location. Met in January and split into 3 parts, high level policies and objectives, detail walled policies and technical appendices. Vision objectives are looking at what the BCP area already is. There are challenges, such as

- climate and ecological emergencies
- ageing population
- affordability and availability of homes
- Town centres have experienced decline
- significant health challenges and inequalities between neighbourhoods
- travel congestion at peak times
- viability of brown field development rather than green field

BCP is determined the plan is going to deliver vision and aspirations - carbon neutrality ahead of 2050 the national target, conserving and enhancing outstanding natural environment and high quality places, growing the economy and supporting new jobs. Improve health and wellbeing, provide new market homes and affordable homes to

meet the community needs, improve town centres for shopping, leisure and deliver the infrastructure needed, focus on core things.

**Pre-submitted Questions:**

**Steamer Point** – no update where BCP are. Density put in 20 on the MCA site. Steve spoke with Pennyfarthing and there is no intention to go beyond 10 properties.

**Roeshot Development** – an allocation in Christchurch Local Plan and outline planning given March 2019. Questions around infrastructure and the case officer determination file written when went to committee explained that education were contacted, they did not need an on-site presence for a school but wanted a section 106 contribution which is what has happened. In a similar discussion with the health authority at that time they didn't want a facility on site and rather they wanted a contribution. Two reserve matters in since, one for a play area and the other one for 43 homes and that is still under determination. Lot of infrastructure work associated with the site in relation to National Grid requirements and that has taken key component of the costs.

**Friars Cliff Character** – the policy in draft local plan is explicit and future developments will be judged against it once due for adoption in 2025.

**East & West Planning Committee** – As set out in the papers considered by the Council in January, following the elections in May, the new administration had indicated a desire to review the planning committee and establish new areas.

Cllr Hilliard explained the 3 different Planning Committees from 2019. Dorset County, with a wider geographic area and similarly 400,000 population and chose 3 area Committees as North Dorset is different to Purbecks. Christchurch wanted to have 3 but has 2, BCP East & West Planning Authority, a more local Committee will be more knowledgeable. Legislation has to be followed and permitted development, extensions do not necessarily go to Planning. There has been a backlog of applications. It is worth speaking with Lesley re planning applications and putting in comments, 20 comments take it to Committee. Cllr Stuart is on the Town Council planning authority. Cllr Paul now Chairman of East Christchurch Planning Committee.

A local resident queried where the Friars Cliff character draft information is published? Cllr Hilliard confirmed within the BCP Have Your Say Draft Local Plan under Ward Policies of Mudeford, Stanpit and West Highcliffe. Cllr Hilliard reiterating that many local residents had taken the opportunity to submit comments, and the document was now with Her Majesty's Inspectorate.

The above resident then stated that in local instances the council planning officers and planning committee do not do enough to ensure applications are matched to the local character of an area. The resident then voiced strong opinion concerning a recently passed planning application in the FC area, feeling that FCRA also failed the community by not engaging positively against the individual's application.

This latter point was taken up by the FCRA Vice-Chair who explained that the association's policy is to avoid taking positions on individual planning applications. Rather, it is up to residents living in the vicinity of the property to, if they wish, mobilise widely and adopt a collective position. The committee have some local experience and will provide advice and circulate information, but in general FCRA's policy is to focus on larger planning issues rather than individual property applications.

In the above instance, the Vice-Chair noted that when the two applications went to the planning authority, they were passed through with very few objections from residents. Although this was further disputed by the above resident, the Vice-Chair's point was confirmed correct and validated as below.

**Post minute note:**

- 8/21/0312/HOU: Four residents objections total (two from one house).
- 8/22/1037/CONDR: Two residents objections total.

What is meant by a financial contribution with regards to Roeshot Hill planning in lieu of provision of new facilities (i.e. school and medical) will be put locally into bolstering up additional needs, as we are losing Burton Medical Centre or does that mean it goes into the general health and education pot so therefore we get this additional development with no supporting infrastructure whatsoever?

Wendy had extracts from Committee report of 2019 Policy CN1 refers to provision of local health services as part of the local medical centre, however the local NHS clinical commissioning group have been consulted and have confirmed they do not require a health facility to be located on the site, however, they have requested a contribution to be factored in to Section 106 Agreement to be used to enhance existing NHS medical facilities at Highcliffe and Burton, that was taken to Planning Committee in March 2019. On the school, Dorset County Council confirmed in writing that educational requirements of the scheme can be met through a financial contribution towards the extension of Somerford Primary and the Grange School capacity.

Cllr Paul Hilliard, Governor at Highcliffe School said Grange was mentioned as having a lot of capacity and the money will go to the school.

There have been a number of studies into loading issues by BCP and FCRA can't visualize how this local area is going to cope with the overloading with the 800 properties. Wendy was asked to take away this point that FCRA has deep reservations about this particular site. Cllr Lesley Dedman has similar concerns about the reports which were done, specifically over transport on the A35. A roundabout has been located half way down the hill with pelican/toucan crossings and there is a need for a flyover or similar to get pedestrians across safely. A large volume of people will have to get across the A35 to Highcliffe, the beaches or Christchurch, a collective view by the residents. Cllr Hilliard will pass this information on to the Transport Team.

A resident asked if the capacity of the local sewage works is going to increase? Cllr Hilliard confirmed Knapp Mill Water Works work should coincide with development.

The contribution for NHS what does that mean, as residents cannot get appointments to see GPs? Cllr Hilliard confirmed there is a formula by people = £s used. Conditional on Section 106, costs set in June 2019 only gone up with inflation, could have already been given to CCG. The Planning Permission was conditional on money going and triggers that were set at that time. The residents want the fact that Burton Surgery has been closed discussed in the Planning Permission.

Wendy will take away residents' concerns and share the comments, particularly about the roadside with the transport team. The key issue is what has already been agreed and to extent to which there is any scope for amendment of the scheme as the outline planning being 2019.

**Christchurch in WWII Presentation** by Paul De Jonghe (25 minutes).

**Meeting Close: 21:00**