



Development Management
Civic Offices
Bridge Street
Christchurch
Dorset
BH23 1AZ

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Mr G Moir
Unit 5
Designer House
Sandford Lane
Wareham
BH20 4DY

Refusal of Full Planning Permission

Application reference no: **8/18/1070/FUL**

Christchurch Borough Council in pursuance of powers under the above-mentioned Act hereby **REFUSE** to permit:

Retrospective application for the erection and retention of hoardings

at Jesmond Avenue Christchurch BH23 5AY

in accordance with the refused plans, for the following reasons:

1. Insufficient survey and mitigation information has been submitted in order for the Local Planning Authority to conclude that the proposed development would not have an adverse impact on fluvial and surface water flood risk within the application site and in the local area. Development is sited within 4 metres of a main river culvert. Therefore, the proposed development does not accord with the Christchurch and East Dorset Part 1 Core Strategy Policy ME6.
2. By virtue of its permanence, length and height, the proposed hoarding would have a deleterious urbanising impact on the visual amenity and character of the local area. In the absence of a planning consent there is no specific requirement for the development that would outweigh the harm that the proposal has on the character of the local area. Therefore, by virtue of the harmful impact upon the visual amenity and character of the local area, the proposed development does not accord with the Christchurch and East Dorset Part 1 Core Strategy Policies HE2 and HE3.

The following Informative Notes are drawn to the Applicant's attention:

Signed

A handwritten signature in black ink that reads "Jane Lynch". The signature is written in a cursive style with a small yellow dot above the letter 'a'.

Head of Planning

Decision Date: 22 June 2018

NOTES TO THE APPLICANT

Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012)

In accordance with the above, Christchurch Borough Council has worked with the applicant in a positive and proactive way by offering to engage in pre-application discussions and, where possible, by enabling problems to be resolved within applications in accordance with its Development Management Charter. Where the applicant chooses to engage in pre-application discussions, these will be referred to in the application report. In responding to pre-application enquires and determining formal applications, Christchurch Borough Council always seeks to look for solutions rather than problems so that applications for sustainable development can be approved, thereby resulting in improvements to the economic, social and environmental conditions of the area.

Policy considerations and reasons

In reaching this decision the policies in the Development Plan for the area, which currently comprises the Christchurch and East Dorset Local Plan Part 1 – Core Strategy 2014, were taken into account. Saved policies within the Christchurch Local Plan 2001 were also taken into account. These include specifically the following policies:

ME6	Flood Management, Mitigation and Defence
HE2	Design of new development
HE3	Landscape Quality

Appeals to the Secretary of State

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant it subject to conditions, then you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. The appeal will be dealt with, on behalf of the Secretary of State, by The Planning Inspectorate.
- If you want to appeal your Local Planning Authority's decision then you must do so within six months of the date of this Notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application, and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.
- Appeals must be made using the Appeals Casework Portal which is available at <http://www.planningportal.gov.uk/planning/appeals/> alternatively, please call The Planning Inspectorate on 0303 444 5000.

- The Planning Inspectorate can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal.
- The Planning Inspectorate need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under a development order.
- In practice the Planning Inspectorate does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notice

If either the local planning authority or the Planning Inspectorate refuse permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.