

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 14 MARCH 2023 AT THE ELMS

In attendance: Cllrs Andrew Lightfoot, Julie Leah, Katie Moore and the Clerk, Lisa Tuck.
Members of the Public: Mr and Mrs N Gilby.

PL23/09 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS – Mr and Mrs Gilby stated that they were happy to answer any queries relating to their application for The Abbots House.

PL23/10 APOLOGIES FOR ABSENCE - Apologies were received from Peter Noel (work commitments) and Judith Sheppard (holiday).

PL23/11 DISPENSATIONS - There were no dispensations.

PL23/12 DECLARATIONS OF INTEREST - There were no declarations of interest.

PL23/13 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on the 10 January 2023, circulated to members, were a correct record and these were signed by the Chair.

PL23/14 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/HOU/2022/06564 Spindrifft, Higher Sea Lane – Erection of first floor extension, single storey side and rear extension and extension to driveway – **The proposed extension of this property would broadly comply with Policy H4 Housing form and layout in the Charmouth Neighbourhood Plan. However, the raised front elevation could potentially increase the overbearing effect on Alberta Cottage, the property immediately to the south east. Therefore, the Parish Council recommend that the Planning Officer carefully reviews this aspect and considers means of minimizing any adverse impact.**

In addition, the Parish Council would like to see inclusion of methods of retaining water such as water butts and water tanks as well as ensuring that surface water is passed to road drainage rather than the sewage system.

- (b) Application No. P/HOU/2023/00075 Rosendal, Old Lyme Road – Erect extension and widen driveway - **The Parish Council regrets the inaccuracy in the Design Statement that overlooking is not an issue. Also, it is disappointed that the applicant makes no reference to the relevant policies in the Charmouth Neighbourhood Plan. In particular, Policy H4 Housing Form and Layout includes the following points: ‘ The size, scale, mass, height, layout, plot sizes and positioning and access of housing development must be designed to:**
- Be proportionate to its plot,
 - Protect the neighbours’ amenity, in particular from overlooking, loss of light, over dominance or general disturbance during construction.’

Para 8.30 elaborates on these points. Of course, these issues are a matter of degree and it is difficult to make a fair assessment without entering the properties concerned. However, on the evidence the Parish Council has, the feeling is that the proposal is unnecessarily overbearing on immediate neighbours and the effect could be ameliorated by scaling back the balcony, terrace and amount of glazing. Hence, the Council would encourage a revised design which would have relatively little impact on internal space but would make the external amenity areas less imposing on neighbours.

In addition, the Parish Council would like to see inclusion of methods of retaining water such as water butts and water tanks as well as ensuring that surface water is passed to road drainage rather than the sewage system.

A response has subsequently been received from the applicant which had been circulated to Committee members. After a discussion it was concluded that the Committee still felt that the proposals will be more oppressive to the neighbouring properties below the development due to the increased glazing and extended outside seating area, which is why a modest reduction in scale was originally suggested. Prior to submission of applications, the Council is open to conversations regarding proposed developments when relevant policies of the Charmouth Neighbourhood Plan can be highlighted.

- (c) Application No. P/OUT/2023/00102 Liddon Field, Lower Sea Lane – Erect 1no. detached single storey dwelling (outline application to determine access only) - **The Parish Council is disappointed by the absence of reference to the Charmouth Neighbourhood Plan. One significant policy introduction since the previous Outline Planning Permission was granted is Policy H3, notably requiring the property to be restricted, in perpetuity, by legal agreement to its occupancy as a principal residence.**

In addition, special attention should be paid to the potential impact on the water course running along the northern edge of the property. The application does not appear to refer to this and previous treatment of the stream and its banks has been to the detriment of wildlife and the surface water drainage system.

- (d) Application No. P/HOU/2023/00444 7 White Haven, Gardenside – Proposed alterations to dwelling roof and provision of double garage - **The Parish Council welcomes the inclusion of opaque glass in the north facing dormers in order to protect the neighbours' amenity and comply with Policy H4 of the Charmouth NHP.**

In line with Policy CC1 of the Charmouth NHP, the addition of solar panels on the proposed garage is commended.

In addition, the Parish Council would like to see inclusion of methods of retaining water such as water butts and water tanks as well as ensuring that surface water is passed to road drainage rather than the sewage system.

Dealt with at the meeting:

- (e) Application No. P/LBC/2023/00986 Queens Arms Hotel, The Street (The Abbots House) – Alterations to frontage, erect dwarf wall with railings above. Form 3No. raised beds. The Clerk reported that the associated Planning Application No. P/HOU/2023/01188 of the same description had been received today and would therefore receive the same comments as the Listed Building Consent as follows - **The Parish Council has no objections to these applications which enhance the street scene including the potential for planting, as well as providing improved drainage.**
- (f) Application No. P/FUL/2023/00021 Ammonite, Lower Sea Lane – Proposed extension to beach chalet - **The Parish Council object to this application for the following reasons:**
- **The Parish Council originally objected to the relaxation of the covenant to allow overnight sleeping for the very reason that it felt the development would slowly “creep” with the continued variation of original covenants. This will eventually mean that a building, which was nestled unobtrusively in the natural environment, will become visibly obtrusive and inappropriate for the surroundings.**
 - **The emissions from the chimney, being at such a low height, are likely to drift across the adjacent footway and into the garden/windows of the property opposite;**
 - **Due to the size of the plot, there is likely to be disruption during construction – the Parish Council own the adjacent land and have received no approach for this to be used as access etc.**
- (g) Application No. P/FUL/2022/05834 12 Downside Close – Demolish existing dwelling and construct replacement 4 bedroom dwelling, garden studio and pool – reconsultation on amended plans - **The Parish Council is still concerned that the proposed swimming pool will undermine the properties further up such an unstable, “green sand” hillside which remains contrary to Policy NE7 in the Charmouth Neighbourhood Plan. In addition, at a time when concerted efforts are being made by the community to reduce the burden on the sewerage system, there is not the capacity within that system to have large amounts of water emptied into it on a regular basis as and when the pool would need draining due to inevitable contamination, particularly from birds and vegetation.**

PL23/15 APPROVAL/REFUSAL/WITHDRAWAL OF PLANNING PERMISSION/TREE APPLICATIONS

The portal is checked weekly and to date no other applications are showing as approved/refused.

- (a) Application No. P/HOU/2022/07723 2 Parkway – Erect rear extensions and new roof to garage (demolish existing conservatory) **Granted 12/01/23.**
- (b) Application No. P/FUL/2022/06783 Land South of Nutcombe Close – Construction of a 3 bedroom residential property with cart lodge and workshop **Withdrawn 06/01/23.**
- (c) Application No. P/NMA/2023/00135 Shana, Meadow Way - Non-material amendment to Planning permission P/HOU/2022/03735 - Replace existing concrete roof tiles to main roof of property with natural slate tiles. **Granted 18/01/23.**
- (d) Application No. P/CLP/2023/00054 The Tallett, Higher Sea Lane - Certificate of Lawfulness for the Conversion of Garage. **Granted 30/01/23.**
- (e) Confirmation of grant of new Tree Order TPO/2022/0050 Vallemar, Charberry Rise – T1 Norway Maple.

PL23/16 CORRESPONDENCE/OTHER

- (a) Letter sent to Head of DC Planning regarding various concerns as agreed at January Committee meeting. As yet no response had been received. It was agreed that this should be chased up again with a copy being sent to Cllr Belinda Bawden.
- (b) NALC Draft Response to NPPF Consultation (previously circulated). **Noted.**

- (c) Response to Andrew Lightfoot from DC Planning regarding delays to decisions on particular applications (previously circulated). **Noted and agreed to ask Belinda for her input.**
- (d) Notification for Appeal in relation to Application No. P/HOU/2022/02513 and P/LBC/2022/03354 The Stone House, The Street – Retain repairs to boundary wall and installation of gate. Further representations to the ones already submitted should be made by 28 March. **Noted.**

The meeting closed at 6.40pm.

DRAFT