

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 12 JULY 2022 AT THE ELMS

In attendance: Cllrs Andrew Lightfoot, Katie Moore, Jane Bremner (co-opted as a member of the Committee for this meeting only) and the Clerk, Lisa Tuck.

PL22/15 ELECTION OF CHAIR

Following nomination, it was

RESOLVED that Andrew Lightfoot be appointed Chair of the Planning Committee.

PL22/16 ELECTION OF VICE CHAIR

Following nomination, it was

RESOLVED that Julie Leah be appointed Vice Chair of the Planning Committee.

PL22/17 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

Mr and Mrs N Gilbey were present in case the Committee wanted to ask them any questions about their current applications for the Abbots House.

PL22/18 APOLOGIES FOR ABSENCE

Apologies were received from Peter Noel and Julie Leah (holiday) and from Judith Sheppard (unwell).

PL22/19 DISPENSATIONS

No dispensations were received.

PL22/20 DECLARATIONS OF INTEREST

There were no declarations of interest in items on the agenda.

PL22/21 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on the 8 March 2022, circulated to members, were a correct record and these were signed by the Chair.

PL22/22 APPLICATIONS – dealt with by delegated authority due to timescales:

- (a) Application No. P/HOU/2022/01848 Mount Cottage, Old Lyme Road - Clad external elements of dwelling in Larch, replace timber fascia/soffits and provide galvanised rainwater goods - **"The Parish Council supports the conclusion of the Design Report as the proposal is compatible with Policy H5 of the NHP - it is sympathetic to the site and its surroundings. It is of high quality and is a more environmentally sustainable, coastally appropriate option of protection with long term durability."** Application subsequently granted 20/6/2022.

- (b) Application No. P/FUL/2022/02094 Manor Farm Holiday Centre, The Street - Formation of bases for two static caravans Location - **"The Parish Council support this application provided that no hedging/trees will be removed from the riverside. Although the environmental impact of concrete is high, it is a relatively small area which will help support a local business."**
- (c) Application No. P/HOU/2022/02787 2 Downside Close - Erection of extension and remodelling of existing dwelling - **"The Parish Council supports this application as an acceptable remodeling which doesn't impose itself on any neighbours, complying with CNP Policy H5. The Parish Council would, however, like to see inclusion, where possible in any development work, of methods of retaining water such as water butts and water tanks and ensuring surface water is passed to road drainage rather than the sewage system."** Application subsequently granted 15/6/2022.
- (d) Application No. P/HOU/2022/01838 Little Haven, Higher Sea Lane - Erection of a two storey and a single storey porch, demolish existing precast concrete garages, extend existing stone wall and planter, form parking area with gated access - **"The Parish Council object to this application as it is felt that the overall effect would not be compatible with elements of CNP Policy H4, namely:**
- **Be proportionate to its plot and complement and enhance Charmouth's openness;**
 - **Reflect the prevailing settlement pattern and density of development in the immediate locality;**
 - **Provide rear garden space commensurate with the size of the extended property (4 bedroom), meet the needs of anticipated occupiers and maintain the general density in the immediate locality.**

In addition, the demolition of the 3 garages results in a reduction of parking spaces from 5 down to 3 which potentially does not comply with CNP policy GA2, Bullet 2, unless it can be demonstrated there remains excess parking provision."

Application subsequently withdrawn 24/6/2022.

- (e) Application No. P/HOU/2022/02513 and P/LBC/2022/03354 The Stone House, The Street – Repair to boundary wall and installation/retention of gate – **"The Parish Council is concerned that changes to this wall have been undertaken without prior permission which makes it hard to seek reversion of the works. The Stone House is a Grade II Listed Building and contains within its curtilage 'The Stone Wall', which is included as a Non-Designated Heritage Asset (ref H1) in Policy HH1 in the Charmouth Neighbourhood Plan. It is disappointing that no mention of the CNP has been made in the application. The Parish Council is currently seeking to nominate the wall as part of Dorset Council's project to highlight local heritage assets which would make its conservation a material consideration in future planning decisions. It is therefore the Council's view that this wall should, in the public interest, be preserved at all costs as well as the view as listed in Policy NE2 (view F).**

The Parish Council would encourage Dorset Council to seek to negotiate improved detailing of the work, ie, whether the correct mortar mix was used and particularly that the construction should have been in appropriate stone (more sympathetic and less prominent) rather than grey brick, as well as the detailing of the gate which could be much improved, particularly on the field side.

There is also concern, that by approving this Application, it does not set a precedent for others to make a hole/gate through the wall. As part of the approval, the Parish Council would like to see this point included, citing the main reason for permission as allowing the owner access into their field."

- (f) P/HOU/2022/03333 Wainscott, Old Lyme Hill - Erect garage and car port – **“The Parish Council has no objection to the proposal as the previous concerns about the potential negative impact on trees have been addressed. The proposed development is in line with Policy H4 of the Charmouth Neighbourhood Plan.**

However, as referred to in the full stability report regarding Surface Water Disposal, 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.”

Considered at the meeting by the Committee:

- (g) P/HOU/2022/03735 Shana, Meadow Way – Erect rear single storey extension; enlargement of existing porch; enlargement of existing balcony; change of external surface finishes to existing elevations; alterations to existing and proposed window openings - **The Parish Council has no objections to this application which complies with Policy H4 of the Charmouth NHP. The overall appearance is improved by the proposed cladding and the additions do not impose on neighbours’ amenity.**

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.

- (h) P/FUL/2022/03721 and P/LBC/2022/03722 The Abbots House, The Street – Change of use from hotel with living accommodation to residential with 2No units of self-contained holiday accommodation - **The Parish Council has no objection to this application which will allow a business to operate more effectively through diversification of the current business use and therefore complies with Policy BET1 of the Charmouth NHP.**

- (i) P/HOU/2022/03898 7 White Haven Gardenside – Proposed alterations to dwelling roof and provision of double garage - **The Parish Council does not object in principle to the proposals but in order to comply with Policy H4 of the Charmouth NHP, would like to see a sufficient grade of opaqueness applied to the dormer windows in order to protect neighbours’ amenity.**

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.

- (j) P/HOU/2022/03112 The Holt, The Street – Erection of a single storey rear extension following demolition of lean to and a rear dormer - **The Parish Council has no objection to this application. It satisfies Policy H4 of the Charmouth NHP in that it is in keeping with the street scene; protects neighbours’ amenity; makes better use of a fairly small property as well as improving light penetration.**

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.

- (k) P/HOU/2022/03458 Driftway, Higher Sea Lane – Remove chimney breast; Install flue and solar panels; New windows and doors - **The Parish Council has no objections to this application as it remains proportionate to its plot and reflects settlement pattern, complying with Policy H4 of the Charmouth NHP. It also complies with Policy CC1 for the all round improvement of energy efficiency.**

PL22/23 APPROVAL/REFUSAL/WITHDRAWAL OF PLANNING PERMISSION/TREE APPLICATIONS

- (a) Request in March for Yew trees in the front of St Andrews Churchyard to have TPO added. Decision by DC not to add TPO. Appeal submitted November 2021. Severe pruning to three trees at the eastern end of the churchyard – email sent to DC Planning and following no response, chaser email sent 28 April 2022. **Confirmation of TPO now served on the yew and lime trees, circulated to Committee Members on 28 April and response submitted confirming that the Parish Council is fully supportive of the proposal as it has been extremely concerned that conservation status alone does not seem to offer adequate protection to trees.**
- (b) Protection of trees in Charmouth generally (suggestion from Julie Leah) – **It was agreed that this should be referred to the Environment WG to try and raise awareness of the importance of trees via a campaign.**
- (c) Application No. P/HOU/2022/01176 – 24 Bridge Road – Erect single storey rear extension - **approved.**

PL22/24 CORRESPONDENCE/OTHER

- (a) Correspondence regarding Planning Application WD/D/20/002875 Land South of Nutcombe Close, approved 30 September 2021 and Application No. P/HOU/2022/02513 and P/LBC/2022/03354 The Stone House. **It was reported that the comments received about the Stone House had been sent to Dorset Council with a question about whether it would impact the decision if false information is given in an application. Regarding Land South of Nutcombe Close, the complainant should be encouraged to send these observations direct to the Planning Authority.**
- (b) Consideration of registration of Local Heritage Assets identified in the NHP – Dorset Council's Local Heritage Lists will provide a free publicly accessible record of non-designated heritage assets, whose conservation will then be a material consideration in planning decisions. **It was agreed that all the Assets identified in the NHP should be registered.**

The meeting closed at 6.35pm.