

Charmouth Parish Council

Council Office The Elms St Andrew's Drive Charmouth Bridport Dorset DT6 6LN



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22 September 2022

To: All members of the Charmouth Parish Council's Planning Committee

You are summoned to a meeting of Charmouth Parish Council's Planning Committee to be held at the Elms on Tuesday 27 September 2022 at 6.00pm when the following business will be transacted.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lisa Tuck', is written over a light grey rectangular background.

Lisa Tuck, Parish Clerk

AGENDA

Members: Julie Leah, Andrew Lightfoot, Katie Moore (ex officio Peter Noel, Judith Sheppard)

PL22/25 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

Members of the public and press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1 extended by Local Government Act 1972 Section 100 unless precluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose. Although not a requirement to do so prior notification to the Clerk by noon the previous Wednesday would enable a full response, when appropriate, to be given.

PL22/26 APOLOGIES FOR ABSENCE

Schedule 12 of the Local Government Act 1972 requires a record to be kept of the members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Parish Clerk as it is usual for the grounds upon which apologies are tendered also to be recorded. Under Section 85(1) of the Local Government Act 1972, members present must decide whether the reason(s) for a member's absence are accepted.

PL22/27 DISPENSATIONS

Committee is asked to discuss any written requests for dispensation the Clerk may have received from Councillors.

PL22/28 DECLARATIONS OF INTEREST

Members to declare any interest they may have in agenda items that accord with the requirements of The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012/1464).

PL22/29 MINUTES

To resolve that the minutes of the meeting of the Planning Committee held on 12 July 2022 (**attached A**) be signed as a correct record.

PL22/30 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/FUL/2022/04847 2 Orchard Close – Change of use of garage to self contained holiday use - **The Parish Council objects to this proposal under Policy GA2 of the Neighbourhood Plan which states that development should ‘provide adequate car parking with a minimum of 2 spaces for each house unit with 2 or more bedrooms or 1 if smaller.’ This application is providing just 1 for the main house and 1 for the new unit.**

The Parish Council would like to see three spaces for parking – two for the main holiday let and one for the converted garage, without creating any new hard standing or removing the existing lavender flower beds.

Currently the property east of this (No 1) suffers from large amounts of water running down the slope of Orchard Close in heavy rain and potentially into their front porch. They have had more drainage put in to divert this but considerable amounts of silt and sand are still deposited onto their driveway and into the bend of the road creating a slip hazard. Any additional hard standing would only exacerbate this problem.

Parking details received since the comments for Committee consideration - **Having seen the proposed parking plans, the Parish Council withdraws its original objection to the above application. However, it would still like to express concern over the intensification of use and the precedent this sets.**

- (b) Application No. P/VOC/2022/05226 Cherry Tree Cottage, Meadow Way – Remove flat roof from garage and add raised pitched roof, to form ancillary accommodation (variation of condition 3 planning permission WD/D/19/001837) to allow converted garage to be used for holiday let accommodation – Note received from applicant and circulated - **Charmouth Parish Council is concerned that this application should not set a precedent for intensification of holiday lets by conversion of residential annexes. This would be contrary to the intent of Charmouth Neighbourhood Plan Policy H3 which seeks to manage the negative impact of existing high levels of holiday lets. In this instance, the single carriageway drive could just about take 3 cars in line but that would require shuffling around of vehicles as people come and go into a relatively restricted access. It is felt an increase of holiday lets would not be appreciated by neighbours in what is a quiet residential area.**

For consideration by Committee:

- (c) Application No. P/HOU/2022/05470 Little Haven, Higher Sea Lane - Proposed single storey extension to dwelling, demolish existing precast concrete garages, extend existing stone wall and planter, form parking area with gated access (extension of time granted).

PL22/31 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/TRT/2022/04473 Pebble Beach, Lower Sea Lane – T1 Willow – Reduce branches in length by up to 3m where necessary and max cut diameter of 50mm – maintenance T2 Poplar – Reduction of up to 4m on northern side of canopy. Max cut lengths of up to 4m and cut diameter up to 60mm – excessive shading. Comments sent: **The work seems reasonable on the assumption it will be as little work as is necessary and that it takes into account the importance of the trees to the street view and the critical importance of trees in this area in absorbing coastal winds. (Granted 16/8.)**
- (b) Notification of new provisional Tree Order TPO/2022/0050 Vallemar, Charberry Rise – T1 Norway Maple – **No objections to the new Tree Order agreed by delegated authority due to timescales.**
- (c) TPO/2022/0012 St Andrew’s Church, The Street – confirmation of creation of TPO.

- (d) 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. **Granted 15/8/22.**
- (e) 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. **03721 Granted 23/8/22; 03722 Withdrawn 15/7/22.**
- (f) P/HOU/2022/03112 The Holt, The Street – Erection of a single storey rear extension following demolition of lean to and a rear dormer. **Granted 18/8/22.**
- (g) P/HOU/2022/03458 Driftway, Higher Sea Lane – Remove chimney breast; Install flue and solar panels; New windows and doors. **Granted 11/8/22.**

PL22/32 CORRESPONDENCE/OTHER

- (a) Dorset Council Local Plan Cabinet Update circulated.
- (b) Invitation to Dorset Council's Planning Engagement Session for Town and Parish Councils on 2pm on Tuesday 6th September in Dorchester. No members able to attend.
- (c) Via Dorset Deserves Better - Letter from Dr Tony Warne to Councillors Spencer Flower and David Walsh in the hope that there can be an integration of the Dorset Local Plan and the Purbeck Local Plan in the reassessment process.
- (d) Planning Notifications Snap Poll from DAPTC – answers agreed by Committee Members regarding the notification of neighbours.