

# Charmouth Parish Council

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## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 1 AUGUST 2023 AT THE ELMS

In attendance: Cllrs Julie Leah, Andrew Lightfoot, Katie Moore, Judith Sheppard and the Clerk, Lisa Tuck.

### PL23/33 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATION

No members of the public were present.

PL23/34 APOLOGIES FOR ABSENCE – No apologies had been received.

PL23/35 DISPENSATIONS – No dispensations had been received.

PL23/36 DECLARATIONS OF INTEREST – No declarations of interest were received.

### PL23/37 MINUTES

**RESOLVED that the minutes of the meeting of the Planning Committee held on the 11 July 2023, circulated to members, were a correct record and these were signed by the Chair.**

Andrew reported the following matters arising from the minutes:

- Comment had been made by the DC Tree Team on the application for land south of Nutcombe Close but this only showed on the portal today;
- National Highways had made comment on the land adjacent to Brackendale application since the Parish Council comments had been submitted.

### PL23/38 APPLICATIONS

(a) Application No. P/FUL/2023/01712 1 Downside, Old Lyme Road – Demolition of existing dwelling and erect dwelling with detached single garage and form new access. **Charmouth Parish Council supports this application. The energy efficient design is fully in accordance with Neighbourhood Plan policy CC1 while the external appearance and materials to be used are fully compatible with policy H5, Housing Design. The proposal also satisfies other relevant Housing policies, H1 New Housing Development and H4 Housing Form and Layout.**

**There are two areas which require some clarification: the surface of the vehicular parking area is not specified and should be of a permeable nature to minimize rain water run off. Secondly, the sight line to the left when exiting the proposed new entrance appears to be insufficient without more substantial cutting back of vegetation.**

(b) Application No. P/FUL/2023/02704 Charside, River Way – Demolish existing dwelling and erect 1 No. detached dwelling with integral garage. **Charmouth Parish Council supports this application. The energy efficient design is fully in accord with policy CC1 of the Charmouth Neighbourhood Plan while the design, form and layout are compatible with policies H4 and H5. We also feel that such a**

replacement property satisfies policy H1, New Housing Developments. We are surprised by the comments of the Coastal Risk Management team and note that information provided when the Neighbourhood Plan was compiled and completed in February 2022 certainly did not suggest that development should be prevented in this location.

Two matters require some further information. Firstly, a ground source heat pump is proposed and the diagram supplied suggests this will be achieved by vertical drilling: compatibility with land stability should be ensured. Secondly, the biodiversity checklist indicates that the garden is not overgrown; certainly it has been until recently, therefore checking for any interesting species is recommended.

The meeting closed at 6.23pm.

DRAFT