

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 11 JULY 2023 AT THE ELMS

In attendance: Cllrs Jane Bremner (ex officio), Andrew Lightfoot, Katie Moore, Judith Sheppard and the Clerk, Lisa Tuck.

Members of the Public: Mr A Oldham, Mr A Tregay (Symonds and Sampson).

PL23/23 ELECTION OF CHAIR

Andrew Lightfoot was nominated by Judith Sheppard, following no other nominations, this was seconded by Katie Moore and it was

RESOLVED that Andrew Lightfoot be elected as Chair of the Planning Committee for the coming year.

PL23/24 ELECTION OF VICE CHAIR

Julie Leah was nominated by Andrew Lightfoot, following no other nominations, this was seconded by Judith Sheppard and it was

RESOLVED that Julie Leah be elected as Vice Chair of the Planning Committee for the coming year.

PL23/25 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

Mr Oldham expressed his disappointment at the recent decision by DC on the application for Follies and requested that the Council make representation to DC about the lack of consideration given to the NHP.

Mr Tregay was attending from Symonds and Sampson as the agent for the application for outline permission on land west of Brackendale, Axminster Road. He stated that although the application does not say so, this application is for 4 "affordable" dwellings.

Andrew Lightfoot asked the Committee's permission to move item PL23/30(d) up the agenda to discuss it now. This was agreed.

PL23/30 APPLICATIONS*

(d) Application No. P/OUT/2023/03278 Land West Of Brackendale, Axminster Road - Erection of 4 dwellings (outline application to determine access only).

After discussion and questions to Mr Tregay, Jane Bremner declared an interest and left the meeting. It was noted that this land is outside the Defined Development Boundary and the Committee felt that there wasn't sufficient information to positively express support or opposition. Comments would be made taking into account the concerns expressed during the discussion.

This application seeks approval in principle for four 'affordable' homes and for the vehicular access to the site. Unfortunately, the information provided with the application, both on Dorset Council's web site and by the agent at the Parish Council's Planning Committee meeting, is very mixed: the landscape assessment is very detailed while the specifics of the dimensions of the site access and nature of the housing design and tenure are limited.

While Charmouth certainly has need of housing to rent at an affordable level, the Parish Council's concerns about the details of this site prevent it from positively expressing support with the information currently available to it. Primary concerns are:

- The site is at the extreme edge of the village, far from services and outside the defined development boundary;
- Environmental factors such as noise and air pollution levels merit careful assessment given the proximity to the A35;
- Could the height and density of trees surrounding the site be maintained without creating a very intense sense of enclosure for residents?

With these concerns, including lack of detail on the dimensions of the site access, the Parish Council feels it is unreasonable to express a view on the principle of development without knowing the details of the housing design and tenure.

The normal order of the meeting then resumed and Mr Tregay left the meeting.

PL23/26 APOLOGIES FOR ABSENCE – Apologies were received from Julie Leah (holiday).

PL23/27 DISPENSATIONS – No dispensations had been received.

PL23/28 DECLARATIONS OF INTEREST – Jane Bremner had declared an interest and left the room when the application for Land West of Brackendale was discussed. There were no other declarations of interest.

PL23/29 MINUTES

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

PL23/30 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/FUL/2023/01601 Lily Farm Buildings, Greenloft House, Old Lyme Hill – Retain change of use from holiday let to residential – **Withdrawn 22/5/23.**
- (b) Application No. P/HOU/2023/02660 Foxley Green, The Street –
 - 1) Insert heritage roof window to front roof slope.
 - 2) Construct dormer to rear roof slope.
 - 3) Add extension to rear outbuildings.
 - 4) Replace any UPVc windows with painted timber windows.

The Parish Council has no objections to this upgrading of an existing home without detriment to neighbours or the street scene. It looks to be compatible with Charmouth Neighbourhood Plan Policy H5, Housing Design.

Dealt with at the meeting:

- (c) Application No. P/FUL/2023/02723 Land South of Nutcombe Close – Erection of a detached dwelling. **Given the history of this site, the Parish Council feel that this application is extremely poor, being very short of detail on a number of aspects. The application submitted in Autumn 2022 was controversial due to the prior clearance of the site and the denial of much biodiversity interest. It is, therefore, especially surprising that the documents provided with this application have minimal environmental information, for example regarding treatment of the hedges, building materials, treatment of surface water. The sustainability statement is bland in the extreme and the biodiversity checklist could not be opened.**

Regarding relevant Neighbourhood Plan policies:

H1 New housing: four bedroom properties are not a priority for Charmouth;

H4 Form and layout: the proposal is largely acceptable.

H5 Design: with relatively little detail provided regarding materials and landscaping, it is not possible to express a positive opinion.

Since 6 objections were lodged with the previous application, it is surprising that no public comments are recorded on the web site on 11th July and the Parish Council wonder whether a planning site notice was adequately displayed since none was visible on 10th July.

Accordingly, given the various uncertainties expressed above, Charmouth Parish Council is unable to express support for this application and would encourage the Planning Officer to vigorously research the gaps in the information provided.

- (d) *Application No. P/OUT/2023/03278 Land West Of Brackendale, Axminster Road - Erection of 4 dwellings (outline application to determine access only). **Moved to the start of the meeting and recorded accordingly.**

PL23/31 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/HOU/2022/06564 Spindrift, Higher Sea Lane – Erection of first floor extension, single storey side and rear extension and extension to driveway. **Granted 12/04/23. Noted.**
- (b) Application No. P/HOU/2023/00075 Rosendal, Old Lyme Road – Erect extension and widen driveway. **Granted 23/03/23. Noted.**
- (c) Application No. P/HOU/2023/00444 7 White Haven, Gardenside – Proposed alterations to dwelling roof and provision of double garage. **Granted 15/03/23. Noted.**
- (d) Application Nos. P/LBC/2023/00986 and P/HOU/2023/01188 The Abbots House, The Street – Alterations to frontage, erect dwarf wall with railings above. Form 3No. raised beds. **Granted 19/04/23. Noted.**
- (e) Application No. P/FUL/2022/05834 12 Downside Close – Demolish existing dwelling and construct replacement 4 bedroom dwelling, garden studio and pool. **Granted 05/04/23. Noted.**
- (f) Application No. P/FUL/2022/04712 Follies, Five Acres – Demolish garage and erect new dwelling. **Granted 21/06/23. It was agreed that a letter be sent to DC expressing the Council's disappointment at the lack of regard for the NHP on this occasion.**
- (g) Application No. P/FUL/2022/06561 Bymeard House Nursing Home, Axminster Road - Erect building for staff accommodation as part of C2 Care Home facilities. **Granted 10/05/23. Noted.**
- (h) Tree Application No. P/TRT/2023/01379 Charmouth Recreation Ground, Barrs Lane – Various tree works as per submitted tree schedule. **Granted 25/04/23. Application on behalf of CPC, therefore no comments made.**
- (i) Tree Application P/TRT/2022/07877 Hawthorns, Downside Close - T1 Oak – Reduce by 6m – to provide clearance – **split decision 6/3/23 (reduction by 3m not 6m). Noted.**
- (j) Confirmation of new provisional Tree Preservation Order TPO/2023/0034 Fernhill Coppice, Fernhill – W1 all trees of whatever species - **Charmouth Parish Council supports the proposed new Tree Preservation Order and would be interested to see a management plan in due course.**

PL23/32 CORRESPONDENCE/OTHER

- (a) Response to letter sent to Head of DC Planning as agreed at January Committee meeting (circulated previously). **Noted.**

- (b) Dorset Council Planning Engagement Session – 18 April 2023 – Peter Noel was due to attend but had to cancel due to unforeseen circumstances. **Noted.**
- (c) Consultation - Permitted Development Rights – due to timescales to respond, Committee members agreed with the draft response by NALC. **Noted.**
- (d) DLUHC Consultation (via NALC) – New Infrastructure Levy – closing date 19 May. No response sent.
- (e) DC Consultation – Proposed Guidance for Planning for Climate Change, closing date 8 June. No response sent. **Noted.**
- (f) Infrastructure funding statements 21/22 (CIL and S106) – update/briefing invitation to develop knowledge around the subject. **Noted.**
- (g) Comments from Julian Turner on Parish Council response to Charmouth Stores application (circulated previously). **The comments were noted but it was felt that the Committee had listened to the representations made at the meeting and taken a balanced view between trade and local amenity when commenting.**

The meeting closed at 6.57pm.

DRAFT