

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 12 MARCH 2024 AT THE ELMS

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

PL24/09 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS - No members of the public were present.

PL24/10 APOLOGIES FOR ABSENCE - Apologies for absence were received from Judith Sheppard (holiday).

PL24/11 DISPENSATIONS – No dispensations had been received.

PL24/12 DECLARATIONS OF INTEREST – There were no declarations of interest.

PL24/13 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 16 January 2024, circulated to members, were a correct record and these were signed by the Chair.

PL24/14 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/FUL/2023/06723 Charmouth Stores, The Street - Removal of shed and installation of 17 ground mounted solar panels at rear of shop - **Charmouth Parish Council supports this application. Paragraph 7.19 of the Charmouth Neighbourhood Plan refers to the importance of protecting and supporting local businesses, in particular on The Street, due to the substantial value they provide to the community. Also, policy CC1 Energy Efficiency supports measures designed to reduce effects on climate change. This policy also recognizes that installations of solar panels should consider their impact on heritage assets and their settings. In this case, it is felt that the loss of under-utilised garden space is acceptable given the planning authority's view that roof installations should be avoided in the Conservation Area.**

Subsequent comment added following correspondence from a neighbour:

Further to the previous comments from the Parish Council, although the proposal is still supported in principle, in line with concerns from neighbours, the Council would ask that the details of the impact on the boundary wall are carefully checked.

It was reported that the comments of the owners of Stanley House had been sent to the Parish Council which could also be viewed on the portal.

To be dealt with at the meeting:

- (a) Application No P/HOU/2024/00613 4 Hammonds Mead - Erect single storey front and rear extensions. **Withdrawn 27/2/24.**

- (b) Application No P/NMA/2024/00156 Non-material amendment on Planning permission WD/D/20/002875 (Erection of 1.no dwelling) Rear of Garden Cottage, The Street - adjustment to cladding and addition of attic window. **For information only. Granted 25/2/24.**

PL24/15 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/FUL/2023/06429 Holmside/Corsairs, Higher Sea Lane – Demolish existing and erect a two storey low energy dwelling – **Granted 12/2/24**
- (b) Application No. P/FUL/2023/06208 Workshop Langmoor Manor, Fernhill – Erect store shed/workshop – **Granted 13/2/24**
- (c) Application No. P/FUL/2023/07012 Bymead House Nursing Home, Axminster Road – Erection of rear extension to create additional accommodation – **Granted 22/2/24.**
- (d) Application No. P/TRC/2023/05720 Cutty Brae, Axminster Road – T1 Yew – Canopy reduction to south east side of up to 1300mm and with cut diameters of up to 50mm – **Granted 8/11/23**
- (e) Application No. P/TRC/2023/05721 1 Nutcombe Terrace, Axminster Road – T1 Willow – Re-pollard back to previous points – **Granted 13/11/23**
- (f) Application No. P/TRT/2023/06019 Lias Lea, Higher Sea Lane – T1 Lime – Reduction of 1.5m on south, east and west aspect. Reduction of 2.5-3m on north aspect. Reduce height by 3m – **Granted 8/12/23**
- (g) New Tree Preservation Order TPO/2023/0077 Downside Close – Clarification from DC – This Order refers to the Tree Preservation Order that protected several trees in 1971 prior to the planning application for several houses at Downside Close. Some of which we believe are trees that were subject to a recent tree works application, P/TRT/2023/05061. When the tree officer visited the site, he noticed that the positioning and species of the trees did not appear to match the order. The order from 1971 does not refer to any Oak trees and there are two significant oaks just a few metres away from the group in the 1971 order. For the avoidance of doubt in the future, it was deemed prudent to serve a new order to ensure that the trees were accurately included on an order – **Order confirmed 22/2/24**
- (h) Application No. P/TRT/2023/07103 Belmar, Old Lyme Hill – T1 Lime – Pollard to a finish height of approx. 12m – **Refused 31/1/24**
- (i) New Tree Preservation Order TPO/2024/0003 Land South of Nutcombe Close – T1 Ash. **The Parish Council is very pleased to note the above new provisional Tree Preservation Order. As well as the visual value of this tree, the loss of ash trees elsewhere increases the importance of retaining those which are healthy. Order confirmed 22/2/24**

Still Outstanding as at 6/3/24:

- Application No. P/FUL/2023/02723 Land South of Nutcombe Close – Erection of a detached dwelling. Following a query from Cllr Belinda Bawden, it was confirmed that having highlighted gaps in the information provided, if the Planning Officer is satisfied by what has now been provided, CPC wouldn't have grounds to object. Belinda subsequently confirmed that it seemed clear that the Planning Officer was going to insist on several conditions. It is assumed the delay was due to the consideration given to safeguarding the trees, which was quite rightly highlighted by the parish council.
- Application No. P/FUL/2023/05138 Follies, Five Acres – Demolish existing garage and erect chalet bungalow.
- Application No. P/HOU/2023/07010 Saffron Cottage, Five Acres – Proposed removal of garage, removal of front utility room, removal of existing sun room, replace with new ground floor rear extension. New front and rear dormers.

- Application No. P/FUL/2023/06324 Manor Farm Holiday Centre, The Street – Change of use to caravan site with space for 23 static caravans on permanent basis. **It was reported that this application has been refused since the agenda was published.**

PL24/16 CORRESPONDENCE/OTHER

- (a) Letter sent to DC Head of Planning re Application No. P/FUL/2022/04712 – no response (originally sent 17 July, resent 14 August). Cllr Belinda Bawden is trying to arrange a meeting.
- (b) Letter sent to DC Head of Planning (cc Chair of Planning Cttee, Cllr David Shortell; Cllr Belinda Bawden; Nick Carnell, DC NHP contact) regarding updating the Neighbourhood Plan in the light of the areas at risk of flooding/coastal erosion (no response - sent 7 Sept).
- (c) Letter sent to Mr R Roskell of RRABC re Ammonite, Lower Sea Lane, seeking a conversation about access plans and Parish Council owned land (no response - sent 12 Sept).
- (d) Letter from resident of Fernhill Heights asking if CPC have been considering removing the "permanent residence restriction" on Fernhill Hts properties due to a shortage of low cost housing in the Charmouth area. Response sent confirming that any change to the planning conditions across the Fernhill development would have to be applied for by the owners and considered by Dorset Council who are the planning authority. Advised that the Parish Council is consulted on planning applications and considers each in conjunction with the Charmouth Neighbourhood Plan (link included). Also advised to contact DC Planning if more detailed information required.
- (e) Charmouth Stores licensing application to amend the hours allowed to sell alcohol. No objections from Committee members conveyed to Cllr Belinda Bawden.
- (f) Report to Annual Parish Meeting. Andrew Lightfoot confirmed that his report to the Annual Parish Meeting from the Planning Committee would contain the following information which was agreed by the Committee:
 - Number of applications and outcome;
 - Dorset Council slowness and lack of communication regarding decisions;
 - Revision of Local Plan;
 - Value of Design and Access Statements in summarising rationale of applications;
 - Future plans – relaxation of some planning rules but tightening of others – Biodiversity Net Gain;
 - Role of Charmouth Neighbourhood Plan in guiding comments on applications;
 - Importance of tree protection – Julie reported that it had recently come to light that a very large fir tree, which wasn't even marked on the original plan, as well as 3 other trees had been removed from the site at Downside. This is now being investigated by the Tree and Enforcement Officers;
 - Increased role of Tree Warden.

The meeting closed at 6.25pm.