

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 12 MAY 2026 AT THE ELMS

In attendance: Cllrs Julie Leah (Chair), Katie Moore, Judith Sheppard and the Clerk, Lisa Tuck
Members of the public: Bidy and Dan Savage

PL26/09 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

(a) Bidy and Dan Savage informed the Committee that they were nearly ready to submit a planning application for Little Friern, Riverway. They explained what they wanted to do, including re-planting the garden and re-placing the hedge/re-building the retaining boundary wall on the south side of the property where it borders the footpath as these both need attention. They intend to build on the same footprint as the current building and in a similar style. Although no bats were found on the property, bat boxes would be considered as it was confirmed that bats do fly over the river. The Committee strongly advised the applicants to refer to the Neighbourhood Plan with regard to their submission. The Committee thanked Bidy and Dan for coming and explained that no comments would be made until the planning application consultation has been received.

PL26/10 APOLOGIES FOR ABSENCE – No apologies for absence were received.

PL26/11 DISPENSATIONS – No dispensations had been received.

PL26/12 DECLARATIONS OF INTEREST – No declarations of interest were received.

PL26/13 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 20 January 2026, circulated to members, were a correct record and these were signed by the Chair.

PL26/14 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/CLP/2026/00885 21 Double Common - Replacement Roof structure for existing Sun Room. Change from glazed roof to slate roof with large rooflights, with profile to match existing rear projection. **Certificate of Lawful Use Proposed – for information only. Approved 27/2/26.**
- (b) Application No. P/HOU/2026/01391 Sanctuary Cottage, Higher Sea Lane – Replace garden room and patio, changes to entrance and parking arrangements, replacement sunroom on first floor with addition of balcony -

The proposals appear to be relatively modest in terms of external impact. Both the replacement extension and the balcony are unlikely to have any detrimental effect visually or cause loss of privacy or amenity to neighbouring properties. The replacement extension and internal modifications will improve energy efficiency of the property and usable functional space. This is in keeping with the Charmouth Neighbourhood Plan although this also encourages the installation of renewable energy such as solar panels which do not appear to have been included in the plan.

The Parish Council would like to be certain that the new drive will not significantly impact on the existing garden area as maintaining mature gardens is also part of the Neighbourhood Plan and it is hoped that more trees / hedging will be planted to compensate for the recent loss of the large tree and hedgerow. **Approved 30/4/26.**

- (c) Application No. P/CLE/2026/01879 Greenloft House, Lily Farm Buildings, Old Lyme Hill – Certificate of lawfulness to continue use as a permanent residence without the holiday accommodation occupancy restriction – only evidence in support or against accepted.
- (d) Application No. P/CLP/2026/02133 Pine Tree House, Lower Sea Lane – Internal Alterations, erection of a single storey rear extension and minor external works to a single dwelling. Certificate of Lawful Use Proposed – for information purposes only.

To be dealt with at the meeting:

- (e) Application No. P/VOC/2026/00871 Land South of Nutcombe Close – Erection of a detached dwelling (with variation of Conditions 3,4,5,6,7,8 and 9 of Planning permission P/FUL/2023/02723) - **The Parish Council supports the variation of conditions on the assumption that Dorset Council will ensure that the conditions are fully adhered to.**

PL26/15 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/CLE/2025/06744 The Holt, The Street – Certificate of Lawfulness existing to confirm that planning permission P/FUL/2022/02893 was lawfully implemented within the required three-year timeframe. Doesn't require comment, only evidence if anyone is aware of any. **Refused 9/2/26.**
- (b) Application No. P/FUL/2025/05167 Romany, Lower Sea Lane – Erection of Replacement Dwelling. **Decision still outstanding as of 7/5/26.** Julie reported that this may now have been withdrawn.
- (c) Application No. P/TRC/2026/00382 The Well Head, The Street - T001 Ash - Sectional dismantle - **The Parish Council has no objection as the tree has been identified as having Stage 2 Ash Die back. Withdrawn 27/2/26.**
- (d) Application No. P/TRC/2025/07117 The Court, The Street - T1 Swamp Cypress - Reduce the overall height by 8-10m down to 20m T2 Swamp Cypress - Reduce the overall height by 6m to 18m and reduce eastern branches by up to 2m –
The Parish Council would like to clarify that The Court is actually within the Conservation Area, whereas the applicant has stated it is not. The Parish Council has no objection to the removal of branches on T2 which are getting very close to the neighbouring property. As swamp cypress are deciduous, not top heavy and are often considered to be particularly resilient to high winds, the Parish Council would question the need to reduce the height of the trees unless there has been cause to feel the trees are a risk.
Cutting the top of a swamp cypress as drastically as proposed is considered topping rather than hard pruning and could lead to the following problems:
 - 1. Make it less aesthetically pleasing as it will lose its conical shape and new branches will grow out sideways.**
 - 2. Whilst reducing the height of a tree will naturally make it less prone to catching the wind, in the case of a swamp cypress can make it more prone to wind damage and more likely to uproot as the more flexible thinner top growth which would naturally dissipate the wind energy once removed will be replaced by side branching growth, potentially creating a heavier top which will be different from the motion and dampening the tree trunk is used to and has grown roots to accommodate. The new branches will be more likely to snap.****Therefore, on balance the Parish Council would say the benefit of cutting the height to protect from wind exposure is probably outweighed or equalled by the negatives. The potential to**

weaken or harm a healthy tree and lead to being more vulnerable to wind by such drastic cutting probably outweighs the benefit and will definitely lead to a less attractive tree.

Since submitting comments, a New Tree Preservation Order TPO/2026/0008 has been made for trees T1 and T2 Swamp Cypress at The Court as it is considered that the extensive pruning of the trees would have a significant negative impact on the amenity to the local environment and its enjoyment by the public. **TPO applied by DC 25/2/26.** It was noted that this was as a direct result of the Parish Council comments which means they are being listened to which is good.

- (e) Application No. P/TRT/2025/07634 Shellstone House, Lower Sea Lane - T1 - Beech - Reduce crown by 3.5m and reduce 3x southwest lower extending limbs back to stem. T2 - Oak - Reduce crown by 4m and a tip reduction on lower long extending limbs by approximately 2m/back to good growth points. **The Parish Council has no objection as the trees are causing a problem to neighbouring properties. TPO Consent given 19/03/2026.**
- (f) Application No. P/TRT/2026/00899 St Andrew's Church: T1, T2 & T3 Yew - Crown lift to 2m from ground level & overall radial reduction by up to 1.5m. **The Parish Council has no objection to the suggested tree work as the trees have got disproportionately large for their location. TPO split decision 07/04/2026.**
- (g) Application No. P/TRT/2026/01335 Little Hedges, Higher Sea Lane – T1 Macrocarpa - Crown clean and remove deadwood, prune southern most limbs overhanging building to primary growth points with a max cut diameter of 50mm, crown raise lowest north facing limbs to approx. 5m above ground level and remove lowest south westerly facing limb back to main trunk. **The Parish Council does not object in principle to small amounts of pruning and tree management to ensure the tree is not causing problems although we would like to express concerns about the timing of the application as we are now entering the nesting season.**
Our records show that this tree does have a TPO (T18 or cluster 634 depending upon which TPO list is referred to) so we would ask for this to be clarified as the applicant has said it doesn't. It is not within the Charmouth Conservation area but it is an important mature tree. TPO Consent given 14/04/26.

PL26/16 CORRESPONDENCE/OTHER

- (a) Correspondence from resident at Fernhill Heights concerning restrictions – Julie Leah is to seek further information/advice prior to drafting a letter to DC Planners
- (b) Dorset Council Town & Parish Council Forum - Planning and Building Control held on 3 February – presentation circulated 5 Feb. Further Forums are to be held on 16 June – a physical one in the morning in Dorchester (10am-12noon) and a virtual one in the afternoon (2-4pm). Mike Smith would let the Clerk know if he wanted to attend the morning session and the joining instructions for the afternoon session would be forwarded to Julie Leah.
- (c) BCP & Dorset Council Employment Land Study to Inform Local Plans – email from DAPTC circulated 2 March with proposed questions to Town and Parish Council in readiness for consultation in late March – nothing further received as yet.
- (d) Report made to DC Planning Department about possible contravention of Planning regulations following representation from parishioners to Parish Councillors. Enforcement Officers had followed this up and no further action can be taken.

The meeting closed at 6.25pm.