

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 3 OCTOBER 2023 AT THE ELMS

In attendance: Cllrs Andrew Lightfoot, Katie Moore, Sally Roberts, Judith Sheppard and the Clerk, Lisa Tuck.
Members of the Public: Mr and Mrs S Robertson, Mr A Oldham, Mrs C Fozard

Cllr Lightfoot welcomed members of the public to the meeting as well as Cllr Sally Roberts to the Council and in particular the Planning Committee.

PL23/47 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

Cllr Lightfoot explained that members of the public would be given the opportunity to speak prior to each application being considered.

PL23/48 APOLOGIES FOR ABSENCE – Apologies were received from Julie Leah (prior engagement) and Jane Bremner (holiday).

PL23/49 DISPENSATIONS – No dispensations had been received.

PL23/50 DECLARATIONS OF INTEREST - There were no declarations of interest.

PL23/51 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on the 5 September 2023, circulated to members, were a correct record and these were signed by the Chair.

PL23/52 APPLICATIONS

Dealt with previously by delegated authority due to timescales:

- (a) Application No. P/HOU/2023/04918 Lakestone, Higher Sea Lane – Proposed front extension and external alterations - **The Parish Council supports this application which does not contravene any aspects of Policies H4 (Housing Form) and H5 (Housing Design) in the Charmouth Neighbourhood Plan.**
- (b) Application No. P/CLE/2023/04777 4 Mill View, The Street – Certificate of Lawfulness existing for construction of a rear extension (now housing the bathroom and kitchen) – **No comments required, only evidence which demonstrates that the claimed use or development has or has not existed.**

To be dealt with at the meeting:

- (c) Application No. P/FUL/2023/05138 Follies, Five Acres – Demolish existing garage and erect chalet bungalow

Cllr Andrew Lightfoot explained the background to the applications relating to Follies and that the Parish Council would be treating this latest application as an entirely new application and will refer to the history and the officer's previous comments rather than just one aspect. Andrew also reminded members of the public that the Parish Council is a consultee and it is DC that make the ultimate decision on planning

applications. However, the Parish Council uses the NHP as the basis of comments made which was supported and endorsed by DC and it is felt important to keep referring to it for the sake of the community. The policies relevant to this application are H4 and H5 which will be referred to.

Members of the public present were invited to make comments:

- Mr and Mrs S Robertson had submitted a draft of their comments of objection which had been circulated to members of the Committee prior to the meeting.
- Mr A Oldham expressed his extreme concern on several aspects of the current application.
- Mrs C Fozard disagreed with the previous comments and supported the application.

After a discussion it was agreed that the Parish Council would, once again, object in the strongest terms to the application (**attached – Appendix 1**).

There was a question as to whether the current hedge would be replaced and the application would be checked in this regard.

- (d) Application No. P/HOU/2023/03711 Saffron Cottage, Five Acres – Demolish garage, front utility room and existing sun room. Erect single storey rear extension and new front and rear dormers.

No members of the public wished to make comment except that Mrs Fozard stated that the reason for the lack of site notice was the fact that the application had only just been registered. The Clerk confirmed that the application had been received by the Parish Council on 26 Sept 2023 that is why it is included on the agenda for this meeting.

An objection from a neighbour had been received by the Parish Council and this had been circulated to all members of the Committee prior to the meeting.

The primary concern was the overlooking aspect of having the living area/large balcony on the first floor and it was agreed that, as the extent of the overlooking cannot be confirmed without visiting private property, these comments should be made rather than objecting to the application.

The following comments were made –

This application does not include a design statement or a biodiversity impact report. Furthermore, the lack of visibility of the rear of the property from adjacent roads means that it is impossible to make a fair assessment of the potential impact on neighbours. However, it is clear from the local topography that moving the main living areas to the first floor level with an expansive balcony would represent a significant potential infringement to the privacy of neighbours. The extent to which the development would be ‘overbearing’ could only be judged from a site visit on private land.

Consequently, the Parish Council simply raises these concerns for the Planning Officer to assess and do not express a view on the acceptability of the proposal.

PL23/53 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/VOC/2023/04408 Merianda House, The Street - Alterations to fenestration and infill covered entrance (with variation of condition 3 of planning permission WD/D/20/003210 - to allow the window/door frames to be a dark grey finish – **Approved 11/9/2023**.)
- (b) Application No. P/VOC/2023/04184 1 St Andrews Drive - Modification of existing approved planning permission to include additional window on first floor of East elevation, addition of 2 small roof

windows on South facing section of roof and raising of ridge and eaves height of East facing gable by 400mm and 600mm respectively – **Approved 12/9/2023.**

- (c) 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 – **Approved 15/9/2023.**
- (d) Application No. P/FUL/2023/00913 Charmouth Stores, The Street – The installation of a chiller and a freezer box in the store room on the ground floor and associated equipment on the first floor flat roof to the rear (north) including 2No condensing units set within acoustic housing and 21 x JA solar panels in the rear garden area – **Withdrawn 6/9/2023.**
- (e) Tree Application No. P/TRT/2023/05061 16 Downside Close – T1, Oak, 1.2m reduction overall; T2, Beech, 10-15% thin - **No objections.**
- (f) Tree Application No. P/TRT/2023/05394 Lower Reaches, Riverway – T1 Pine – Remove Under Regulation 14 (S198) - **Consent not required.**

PL23/54 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) Response received to Five Acres residents from DC Planning re Application No. P/FUL/2022/04712 following official complaint being submitted – circulated to Committee members.
- (c) 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).
- (d) 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).
- (e) DC Housing Strategy Consultation (www.dorsetcouncil.gov.uk/housing-strategy-consultation) – closing date 2 October – it hadn't been possible for the Council to comment on this consultation.

The meeting closed at 6.40pm.

Charmouth Parish Council – comments re Application No. P/FUL/2023/05138 Follies, Five Acres

Once again, Charmouth Parish Council strongly objects to a development on this site. It has been treated as an entirely new application, not as an amendment to the recent permission, in view of the fact that it is an attempt to create a 3 bedroomed, 2 storey property within the shell of the approved 2 bedroom, single storey building.

It is felt that the proposal fundamentally contravenes almost all aspects of the Charmouth Neighbourhood Plan policy H4 Housing Form and Layout:

- It is not proportionate to its plot and does not complement Charmouth's openness;
- It does not reflect the prevailing settlement pattern and density of development in the immediate locality;
- It is not in keeping with the wider street scene;
- It does not provide rear garden space commensurate with a 3 bedroomed property and does not maintain the general density of the immediate locality;
- It does not protect the neighbours' amenity from overlooking.

The proposal also contravenes three aspects of policy H5 Housing Design in the Neighbourhood Plan:

- The design is not complementary to distinctive local features;
- It does not reflect the form and pitches of roofs etc in the immediate vicinity;
- External structures are not integrated into the overall design.

In addition, the proposal is contrary to West Dorset Local Plan policies SUS2, ENV 10, ENV 12, ENV 16 and is contrary to NPPF para 134 and does not address NDP policy NE3 on biodiversity.

The application for a 2 storey building on this site which was rejected in 2022, included the following statements in the Dorset Council officer's report which it is believed are still valid:

- The principle of development is not acceptable;
- It is not compatible with the qualities of the area;
- It is not compatible with the built forms, height, mass and scale of development in the area;
- The asymmetrical design is not compatible with or enhances the appearance of the street;
- Materials/details/features are not consistent with the area;
- It has not been designed to prevent overlooking;
- It has not been designed to respect amenities of neighbours;
- It does not conserve or enhance the landscape and scenic beauty of the AoNB;
- There is loss of the long front garden which is visually important and part of the prevailing character of Five Acres.

Given that these were the conclusions on a proposal for a 2 storey property on this site in 2022, they are still pertinent in 2023, the denial of which would seriously call into question the objectivity of Dorset's planning system.

One positive aspect of the proposal which is acknowledged is the intention to collect rain water for a 'grey water' supply system.