

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 5 SEPTEMBER 2023 AT THE ELMS

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

PL23/39 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

No members of the public were present.

PL23/40 APOLOGIES FOR ABSENCE – Apologies were received from Julie Leah (holiday) and Judith Sheppard (prior engagement).

PL23/41 DISPENSATIONS – No dispensations had been received.

PL23/42 DECLARATIONS OF INTEREST – Jane Bremner declared an interest as she owns land which borders Land West of Brackendale. There were no other declarations of interest.

PL23/43 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on the 1 August 2023, circulated to members, were a correct record and these were signed by the Chair.

PL23/44 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (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.

- (c) 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 – **Charmouth Parish Council generally supports this amendment to the original application. Compared with the original application, raising the height of the eaves does not have a significant impact externally while substantially enhancing the usability of the internal space.**

However, although most of the front of the neighbouring property is visible from the public highway meaning that privacy is not impaired to any great degree, it is recommended that the Planning Officer looks at the addition of the window in the east facing gable which seems to have an impact on the immediate neighbour.

- (d) 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 - **Charmouth Parish Council supports this amendment to the original application on the grounds that it is in accord with policy BET2: Economic development of the Neighbourhood Plan. Far from having any harmful impact on the built environment of the village, it is felt that the grey colour of the frames is significantly less intrusive, being more compatible with the apparent 'colour' of the glazing.**

Dealt with at the meeting:

- (e) Application No. P/HOU/2023/04673 1 Meads Cottages, Lower Sea Lane – Erection of first storey extension over existing studio and erection of single storey link from studio to dwelling - **Charmouth Parish Council has no objection to this application. Given the compressed nature of housing in the immediate vicinity, it is felt that the proposal does not contravene aspects of policies H4 and H5 in the Charmouth Neighbourhood Plan. The external appearance will be improved while use of the existing building footprint means there will be no loss of open space.**

PL23/45 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/2022/07661 Fernhill Coppice - Formation of dropped kerb to create new vehicular access. **Refused 27/07/23.**
- (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. **Refused 04/08/23.** The Committee were surprised at the refusal of this application and at the comments made in the planning officers report regarding harm to a heritage asset and contravention of NHP Policy H1 (New Housing). There had been four objections from neighbours to the rear regarding overlooking but this aspect wasn't obvious from looking at the context of the plans.

- (c) Application No. P/FUL/2023/00021 Ammonite, Lower Sea Lane – Proposed extension to beach chalet. **Granted 15/08/23.** This application had been approved despite comments made by Cllr Belinda Bawden along the same lines as the Parish Council objection. It is hoped that Belinda can arrange for someone from Dorset Council to come and talk to the Committee about all the inconsistencies which are occurring.
It was agreed that communication should be made with the owner of Ammonite to discuss potential access across Parish Council land during construction. Andrew to draft letter.
- (d) Land West of Brackendale, Axminster Road - Erection of 4 affordable dwellings (outline application to determine access only). **Withdrawn 21/08/23.**
- (e) Tree Application No. P/TRT/2023/04256 16 Downside Close - T1 Beech - Reduce extended lateral limbs overhanging neighbouring property by up to 2m - **The Parish Council has no objections to this application.**
- (f) Notice of New Tree Preservation Order TPO/2023/0053 1 Downside – T1 Oak – **response to be sent in support of the proposed new order.**

PL23/46 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). As stated above, it is hoped that Belinda can facilitate a meeting with the Planners to discuss all ongoing issues.
- (b) Letter from Five Acres residents to DC Planning re Application No. P/FUL/2022/04712 – circulated to Committee members. **Noted.**
- (c) Consider updating the Neighbourhood Plan in the light of the areas at risk of flooding/coastal erosion. It was agreed that a letter be sent to the Planners asking how an update of the NHP should be conducted. Andrew to draft a letter to DC with a copy to Cllr Belinda Bawden.

The meeting closed at 6.22pm.