

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 9 SEPTEMBER 2025 AT THE ELMS

In attendance: Cllrs Julie Leah (Chair), Katie Moore (arrived late), Sally Roberts, Judith Sheppard, Mike Smith and the Clerk, Lisa Tuck. Cllr Melanie Harvey also attended the meeting relating to the Housing Needs Survey.

PL25/35 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS – No members of the public were present.

PL25/36 APOLOGIES FOR ABSENCE – There were no apologies for absence. Katie Moore is expected to attend.

PL25/37 DISPENSATIONS – No dispensations had been received.

PL25/38 DECLARATIONS OF INTEREST – No declarations of interest were received.

PL25/39 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 8 July 2025, circulated to members, were a correct record and these were signed by the Chair.

PL25/40 APPLICATIONS

Dealt with by delegated authority due to timescales:

(a) Application No. P/PACD/2025/03680 Old Pharmacy House, Lower Sea Lane – Convert existing shop into holiday let, 1 bedroom studio – for information purposes only. To determine whether or not prior approval is required. **Withdrawn 30/07/25.**

(b) Application No. P/VOC/2025/04365 Corsairs, Higher Sea Lane (previously Holmside) – Demolish existing and erect a two storey low energy dwelling (with variation of condition 3 of planning permission P/FUL/2023/06429 to alter type of wood for the cladding) - **The Parish Council is concerned to see the suggested change away from cedar cladding originally quoted in the design which is appropriate to the area and a sustainable and attractive choice. The Parish Council would like reassurance that the new proposed cladding is also appropriate to the area and a sustainable, low energy choice.**

Subsequent information about the proposed change of cladding has been added to the portal and comments are invited by 15 September. It was agreed that no further comments were necessary.

Dealt with at this meeting:

(c) Application No. P/HOU/2025/04923 Spring Cottage, Meadow Way – Erect replacement front porch extension – **The Parish Council has no objections to this application which is a perfectly acceptable change.**

(d) Application No. P/HOU/2025/05031 Serena, Old Lyme Road – Proposed single storey extension, conversion of carport and external alterations - **Charmouth Parish Council does not object to the principle of replacing and remodelling parts of the existing dwelling as this will create a more**

useable and much more environmentally friendly property. This supports Policy CC1: Energy Efficiency in the Charmouth Neighbourhood Plan and the aim to create a stock of good quality, energy efficient housing.

The creation of the proposed swimming pool on the terrace raises several potential environmental concerns. It is not clear from the application how extensive the pool would be and therefore what scale of foundations would be needed for the pool, such as the amount of concrete required and whether additional support such as piling would be needed. As well as using extensive amounts of embodied carbon, structures such as this can potentially add stress on the land which challenges part of policy NE7 where development must be designed to mitigate risks from instability. Depending upon the size of the pool, the amount of water required could add substantially to local demands and then, when emptied, would create greater strain on the wastewater system which already contributes to pollution in the River Char and sea. This is also contrary to local efforts to conserve resources such as water and energy.

The Parish Council would like this aspect of the application to be reviewed and clarified.

PL25/41 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/2024/07537 Wood Farm, Charmouth Bypass Roundabout Northwards Past Cemetery - Proposed exchange of 37 touring caravan pitches for 34 static and lodge-style caravan pitches together with environmental improvements (plus amended plans reducing the number of static/lodges by two). Still outstanding as at 9/9/25.

Cllr Katie Moore joined the meeting.

- (b) Application No. P/HOU/2025/02896 8 Kidmore Close – Erect single storey extension to rear. Create additional raised steps to front. **Granted 11/08/25**
- (c) Application No. P/TRC/2025/04256 Waverley Cottage, The Street – G1 Hornbeam – Remove - **The Parish Council has no objection to the removal of these trees as they are very close to the boundary and have the potential to get very large, provided the plan to replace with fruit trees is carried through. The Parish Council would ideally like to see a plan for replacement as part of the application.**
- (d) Notice dated 28 July 2025 of new provisional Tree Preservation Order TPO/2025/0045 for trees at Wood Farm. **Noted.**
- (e) Application No. P/TRT/2025/04683 Wood Farm, Charmouth Bypass Roundabout Northwards Past Cemetery – T442 Eucalyptus – Fell; T443 & T452 Ash – Habitat to 4m; G444 & T447 Ash – Stabilise deadwood; T445, T446, T449, T450 & G451 Ash – Fell; T448 Sycamore – Habitat to 2m - **The Parish Council understands the need for removal of the trees with irrecoverable disease but hopes that Dorset Council will keep a close eye on the work being done to ensure there is no exaggeration of poor health.**
- (f) Confirmation of previously advertised new Tree Preservation Order TPO/2025/0021 Land North of Axminster Road. **Noted.**

PL25/42 CORRESPONDENCE/OTHER

- (a) Outstanding correspondence with DC Planners – letter sent to Planners with a copy to Cllr Shane Bartlett who is undertaking to meet Parishes. It was agreed in July to monitor as it was felt that things are better.
- (b) Housing Needs Survey
 - i) Action to be taken following presentation from Jacqui Cuff in July. Cllr Melanie Harvey attended the meeting and there was a discussion about the possible ways forward. It was felt that the best option, although much more work and commitment, would be to set up a Community Land

Trust which would give full control over any affordable housing. It was also felt that the whole issue ties in with the proposal in the new Local Plan Consultation for up to 150 houses being earmarked for Charmouth. It was agreed that a response should be made on the Local Plan Consultation initially.

- ii) Consideration whether update to NHP is required– to be considered after results are published - Apparently NHP's can be updated regarding housing need without a full review and this can be considered further when results of the survey have been published.
- (c) Dorset Local Plan event on Monday 14 July 2025 at the Corn Exchange, Dorchester – Cllr Mike Smith attended and reported to Full Council 22 July. Mike reiterated that the main areas being looked at for development are the already built up areas but also the amount of houses required to be built, has doubled from the Government's original figure.
- (d) Correspondence from resident at Fernhill Heights concerning restrictions – Julie Leah will seek further information/advice prior to drafting a letter to DC Planners.
- (e) Email received regarding recovery of equipment from unfinished building site – the Clerk confirmed that a reply has been sent confirming that the Parish Council can't get involved in civil disputes.
- (f) Dorset Council Local Plan Options – consultation 2025 (18 August-13 October 2025) – email circulated to Committee members 18/08/25. It was agreed that the reading of the consultation document would be divided up between the 4 members of the Committee who are available and a summary of the impact on Charmouth relating to each of the sections read, should be sent to Julie by Sunday 14 September. Julie would draft a response for approval by Full Council. Following approval, the community can be mobilised to respond via publication of the Council's response on social media.

The meeting closed at 7.00pm.

Proposal:

PL25/42(f) Dorset Council Local Plan Options Consultation – draft Council response