

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 10th DECEMBER 2019 AT THE ELMS

In attendance: Cllrs Kay Solomon (Chair), (ex officio Peter Noel, Paul Oatway), Andy Bateman and Tim Sheward (NHPSG) and the Clerk, Lisa Tuck. (Cllrs Maralyn Hinxman and Martin Sayers attending for item 9(b))

P74.19 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

No members of the public were present.

P75.19 APOLOGIES FOR ABSENCE

Apologies were received from Judith Sheppard (previous engagement).

P76.19 DISPENSATIONS

There were none received.

P77.19 DECLARATIONS OF INTEREST

No declarations of interest were received.

P78.19 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on the 8th October 2019, circulated to members, were a correct record and were signed by the Chairman.

P79.19 APPLICATIONS

- (a) Application No. WD/D/19/001698
Land West of Brackendale, Axminster Road
Erect 2 No dwellings - **Although outline permission has already been granted for this site for one dwelling, the Parish Council wish to make the following points:**
- **SHLAA (WD/CHTH/001) had previously discounted this land for development;**
 - **The statement that the Neighbourhood Plan favours development on this site is false – the plan is still being developed and this site is not favoured for development;**
 - **Even though 5 year supply is a factor, development outside the development boundary is contrary to the Local Plan and draft emerging Neighbourhood Plan;**
 - **It is noted that the surface water drainage is to soakaways and it is believed that this should be directed into the main drainage system.**
- (b) Application No. WD/D/19/002513
Garden Cottage, The Street
Double garage with first floor store (application to remove condition No. 6 on Planning Permission WD/D/10/001259 to allow the existing garage to be used for new dwelling granted under Planning

Permission WD/D/19/000364) - **The Parish Council wish to object to this application on the following grounds:**

- **This application should not be considered in isolation but taking into account the conditions imposed as part of Planning Permission WD/D/19/000364 Land South of Nutcombe Close – Erection of 1 No Dwelling (outline) as well as the conditions imposed by WD/D/10/001259;**
- **If Dorset Council are minded to remove condition 6, an alternative clause should be imposed regarding non-occupation of the building.**

- (c) Application No. WD/D/19/002523
3 Nutcombe Terrace, Axminster Road
Erect single storey rear extension – **No objections as it does not have an impact on the surrounding houses and is not out of scale with the existing building.**

P80.19 APPROVAL/REFUSAL/WITHDRAWAL OF PLANNING PERMISSION/TREE APPLICATIONS:

- (a) Application No. WD/D/19/000549
Liddon Field, Lower Sea Lane
Erect detached single storey dwelling (Outline) – **Approved**
- (b) Application No. WD/D/19/000739
East Beach Kiosk, Lower Sea Lane
The installation of a replacement café and decking – **Approved**
- (c) Application No. WD/D/19/002680
The Retreat, The Street
T1 Apple - Crown reduction by 2m overall and deadwood
G1 Laurel - Removal of four limbs encroaching onto neighbouring property – **No comments made**
- (d) Application No. WD/D/19/002514
St Andrews Community Hall, Lower Sea Lane
T1 Ash – Fell to stop subsidence of property - **No comments made**
- (e) Application No. WD/D/19/002515
The Old Rectory, The Street
T2, T3 & T6 Poplar – Fell to stop subsidence to property
T3 Apple – Fell to stop subsidence to property - **No comments made**

P81.19 CORRESPONDENCE

- (a) Invitation from Dorset Council to attend Planning Peer Review – Town and Parish Council Focus Group (circulated to all members of the Committee) – Wednesday 15 January 2020 – **Judith Sheppard to attend.**

P82.19 NEIGHBOURHOOD PLAN STEERING GROUP

- (a) Invoice from Dorset Planning Consultant Ltd for £234 plus VAT to be taken from the remainder of the Locality Grant (held in GEN5 Ringfenced Reserve) – **Agreed.**
- (b) Presentation from NHPSG (Draft Plan Policies circulated to all members 25/11/19). Sarah Edwards and Eden Thompson joined the meeting. Andy Bateman explained that the 21 draft policies previously circulated were taken from the 100 page draft Neighbourhood Plan which is based on

the original vision of what the Steering Group wanted the NHP to achieve. The policies generally fall into two categories:

- To encourage moderate growth in business and housing development;
- To protect the environment, heritage, shoreline etc.

Dorset Council has not objected to the draft plan and is supportive in principle.

The Council was supportive of the draft policies and once again thanked the SG for all their efforts in reaching the final stages of the Plan.

The meeting closed at 6.45pm.

DRAFT