

# Charmouth Parish Council

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## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 15<sup>th</sup> JANUARY 2019 AT THE ELMS

In attendance: Cllrs Gerry Bearpark, Graham Bender, David Clifford (Chair), Judy Fellingham, Judith Sheppard, Kay Solomon, Mr Andy Bateman (NHP SG Rep), (ex officio Cllr Peter Noel and Cllr Paul Oatway), District Councillor Cheryl Reynolds and the Clerk, Lisa Tuck.

### P1.19 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

District Councillor Cheryl Reynolds spoke on behalf of the applicant for Lower Reaches and asked the Committee to consider the report of the consultant hydrologist, as well as other information from the District Council when considering the withdrawal of the objections to Application No. WD/D/18/001272.

### P2.19 APOLOGIES FOR ABSENCE

No apologies for absence were received.

### P3.19 DISPENSATIONS

There were none received.

### P4.19 DECLARATIONS OF INTEREST

Paul Oatway declared an interest in item 7(e) as this property adjoins his own.

### P5.19 MINUTES

**RESOLVED** that the minutes of the meeting of the Planning Committee held on the 11<sup>th</sup> December 2018, circulated to members, were a correct record and were signed by the Chairman.

### P6.19 APPLICATIONS

There were no applications received.

### P7.19 APPROVAL/REFUSAL/WITHDRAWAL OF PLANNING PERMISSION/TREE APPLICATIONS:

(a) Tree Application No. WD/D/19/000017

The Abbots House, The Street

T1 & T2 Poplar – Fell – too close to wall (Tree works in Conservation Area) – **Cllr Bender as Tree Warden had visited the property and recommended that no objection be made to the application.**

(b) Application No. WD/D/18/002395

Land west of Brackendale, Axminster Road

Outline application for the erection of 1no. dwelling – **Approved. The Committee expressed its disappointment that this had been approved and Cllr Solomon was particularly concerned about the possible “knock on” effect on parking in Axminster Road.**

- (c) Application No. WD/D/18/002492  
Knapp House, The Street  
Revocation of Section 106 Agreement dated 04/03/16 of planning approval reference WD/D/15/001954 – **Approved – Deed of Revocation has been made. The Committee was very disappointed at this decision.**
- (d) Application No. WD/D/18/002420  
The Elms, St Andrews Drive  
Request for confirmation of compliance of condition 3 of planning approval 1/D/13/001619 – **Partially complied. The Clerk explained that all such ‘confirmation of compliances’ would be “partially” complied as it could be reversed prior to selling.**
- (e) Application No. WD/D/18/002753  
1 Littlehurst Close, Kidmore Close  
T1 Yew – Crown reduction by up to 1m and reduce spread by up to 0.6m – outgrown location at the above location – **WDDC objects to proposal and is to proceed with the making of a TPO on the trees in question. Cllr Oatway congratulated the District Council on its enforcement.**

#### **P8.19 CORRESPONDENCE**

- (a) Lower Reaches
- (i) Email from applicant attaching comments from one of the Country’s leading Consulting Hydrologists – **considered by Committee Members.**
  - (ii) Email from applicant for information regarding no objections from the Mineral Planning Authority – **considered by Committee Members.**
  - (iii) Email from WDDC Planning Officer asking the Council to look carefully at the mitigation of the original objections made and whether they would consider withdrawing these. **The Committee agreed (7:1) to amend the comments in line with Appendix A attached.**
- (b) Email from Head of WDDC Planning confirming that “No Objection” comments are not sufficient and a material planning reason needs to be given for comments, be they of support or objection – this is in line with the Parish Council’s actions.
- (c) Details of a training event on the Planning System from a Local Council Perspective were received and the Clerk is to attend on 21 February in Blandford.

#### **P9.19 NEIGHBOURHOOD PLAN STEERING GROUP**

- (a) Three invoices (Axminster Printing £13.77 and £50.00, Griffin Development Management Ltd £500) have been received for payment from the NHP Locality Grant, as previously advised.
- (b) Information to be sent to Teignbridge DC re how tourism could be affected by SMP2 – Cllr Oatway suggested that nothing should be sent until after the results of round 5 of the Coastal Communities Fund are known in May/June but agreed to meet with the Working Party in the meantime to amend the draft report in readiness.
- (c) Andy Bateman updated the Committee on the recent public forum event and confirmed that the Steering Group will now carry on with the Policies which have also received good feedback from the District Council. He expressed his disappointment that they still don’t seem to be engaging with the younger residents and they would look at ways of working on that area.

The meeting closed at 6.30pm.

**LOWER REACHES, RIVERWAY – APPLICATION NO. WD/D/18/001272**

The Parish Council's objection to the application in July 2018 was:

- (1) It is considered that the scale of the development is out of proportion with other properties in that vicinity.
- (2) Building on parcels of land within a flood zone is contrary to planning policies.
- (3) Without TPO's on the trees, there is no guarantee that these will remain after the development is complete to provide a screen hiding the house from view from the East.

An email from WDDC Planning Department dated 14<sup>th</sup> January states:

- (A) The development of the main four bedroom house is acceptable in that it is considered that the replacement of the existing dwelling with a building of a contemporary design will add to the visual mix in the existing street scene and will not be detrimental to the character of the area.
- (B) The proposed annex two bedroom house is unacceptable as it would be an additional dwelling and given its proximity to the River Char and the re-alignment and flooding matters would be contrary to policy.
- (C) The trees are considered to be an important landscape feature and their retention is therefore necessary. All significant trees can be fully protected during the full construction phase to ensure that their health is not undermined and would be subject to full tree protection measures which would be secured by condition.

It is proposed that this Committee responds to the LPA's request for the Parish Council to reconsider the application in light of their comments as follows:

- (1) The Parish Council considers the reduction of the development to a single four bedroom dwelling as detailed in the original application not to be an over development.
- (2) The Parish Council considers the omission of the second two bedroom dwelling from the application as appropriate and in compliance with the stated policy for the flood zone and re-alignment issues relating to the River Char.
- (3) The Parish Council considers the protection of the trees to the east of the proposed development to be an important feature to protect the views from Evans Cliff and beyond. Whilst it may be the stated intention of the current land owner to keep the trees, the Parish Council consider that a Tree Protection Order is important as it would protect the trees should the land be sold to another person who may not necessarily have the same views about the trees as the current owner.