

# Charmouth Parish Council

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## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 14 JANUARY 2020 AT THE ELMS

In attendance: Cllrs Kay Solomon (Chair), Judith Sheppard (ex officio Peter Noel, Paul Oatway), Andy Bateman and Tim Sheward (NHPSG) and the Clerk, Lisa Tuck.

### P01.20 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

No members of the public were present.

### P02.20 APOLOGIES FOR ABSENCE

No apologies were received.

### P03.20 DISPENSATIONS

No dispensations were received.

### P04.20 DECLARATIONS OF INTEREST

No declarations of interest were received.

### P05.20 MINUTES

**RESOLVED** that the minutes of the meeting of the Planning Committee held on the 10<sup>th</sup> December 2019, circulated to members, were a correct record and were signed by the Chairman.

With regard to P79.19 (a), Application No. WD/D/19/001698 Land West of Brackendale, Axminster Road, the Planning Officer had asked for clarification as to whether the points made by the Council are official objections. It was agreed that the points should be taken as objections.

### P06.20 APPLICATIONS

- (a) Application No. WD/D/19/002812  
13 Downside Close  
Application for approval of reserved matters for access, appearance, landscaping, layout & scale in relation to Outline approval WD/D/16/001316 - **The Parish Council objects to this application, particularly as the land area is even smaller than originally identified and the footprint of the proposed building is larger than previously proposed. In August 2016 the Council felt that the outline application was overdevelopment of the plot and believe this application is even more so.**
- (b) Application No. WD/D/19/001275  
Langley House, The Street  
Change of use from retail shop (A1 use) to retail shop & coffee bar (A1 & A3 use) with front outside seating - **The Parish Council has no objection in principle to the change of use, including the proposed outside seating area. However, the Parish Council reiterates that the comments from the Environmental Health Officer should be included as a condition of the planning approval. In**

addition, the Council still has concerns about the adequacy of the rear fire escape which leads into a walled garden with no other exit.

#### **P07.20 APPROVAL/REFUSAL/WITHDRAWAL OF PLANNING PERMISSION/TREE APPLICATIONS:**

- (a) Application No. WD/D/19/001564 (Listed Building Consent)  
3 Charmouth House, The Street  
Installation of 2no. sets of shutters and one opening in a blockwork wall and form opening in an adjacent blockwork wall and insertion of steel beam (part retrospective) – **Approved**
- (b) Application No. WD/D/19/001752 (Council application)  
The Old Cement Factory, Lower Sea Lane  
Affix timber cladding to the South and West Elevations – **Approved**

#### **P08.20 CORRESPONDENCE**

- (a) Notification of the making of a new Tree Preservation Order: Dorset Council (Foxley Dene, Charmouth) Tree Preservation Order 2019. No.970. This has been circulated to Committee Members previously.
- (b) Invitation from Dorset Council Spatial Policy to attend workshop to update Parish Council's on the progress the Council is making in forming the strategy for the New Dorset Local Plan. One representative only from each Parish. Replies by 13 January. PO to attend.

#### **P09.20 NEIGHBOURHOOD PLAN STEERING GROUP**

- (a) Update from the Steering Group – Andy Bateman confirmed that the SG hoped to hold a public viewing of the draft NHP in the next couple of months. Letters were about to be sent out on particular issues, the first being for green spaces. It was agreed that Sonder Digital (previously Open Door Internet) would be contacted about setting up an interactive form on the website for people to submit comments. In addition, an official email address would be requested.
- (b) Properties with “holiday use” conditions – report (attached) and proposed policy:  
  
*‘Applications for new housing, replacement homes and changes of use which result in net additional housing and applications to remove a holiday let restriction will be supported providing the property will be restricted, in perpetuity, by legal agreement to its occupancy as a principal residence; defined as the sole or main residence of the occupier for the majority of their time. Occupiers will be required to keep verifiable proof that they are meeting this obligation and make it available when requested for inspection by the Local Planning Authority.’*

It was agreed that the draft policy as set out was fully supported by the Council.

The meeting closed at 6.45pm.