

# Charmouth Parish Council

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## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 10<sup>th</sup> JULY 2018 AT THE ELMS

In attendance: Cllrs Graham Bender, David Clifford (Chair), Judy Fellingham, Kay Solomon (ex officio Paul Oatway (Vice Chair)), Mr Tim Sheward (NHP SG) and the Clerk, Lisa Tuck.

### P14.1 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

There were no public present.

### P14.2 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Gerry Bearpark (holiday), Judith Sheppard (unwell) and Peter Noel (holiday).

### P14.3 DISPENSATIONS

There were none received.

### P14.4 DECLARATIONS OF INTEREST

Judy Fellingham declared an interest in item 6(e) on the Agenda as she was aware of details of this application through her employment and preferred not to take part in discussions.

### P14.5 MINUTES

**RESOLVED** that the minutes of the meeting of the Planning Committee held on the 12<sup>th</sup> June 2018, circulated to members, were a correct record and were signed by the Chairman.

### P14.6 APPLICATIONS

- (a) Application No. WD/D/18/001073  
Heron Cottage, The Street  
Removal of rear wall and outbuilding to form rear single storey kitchen extension – **No objection on the grounds that it is good to see an old property being modernised, it is in proportion with the site and has no impact on surrounding properties.**
- (b) Application No. WD/D/18/001122  
Honeywood, Lower Sea Lane  
Demolition of conservatory and bay window, erection of 2no. single storey extensions, alteration to parking arrangements and conversion of garage to habitable accommodation – **No objection as it is in a secluded site and therefore has no real impact on surrounding properties. The development is infilling of the existing building, as opposed to expanding.**
- (c) Application No. WD/D/18/001232  
Cliffend, Higher Sea Lane

Replacement of dormers, porch and roof covering – **No objection as it is considered that lowering of the ridge height is an improvement.**

(d) Application No. WD/D/18/001275  
Orchard End, Lower Sea Lane  
Erection of replacement garden room and garage – **No objection as it has no impact on neighbouring properties.**

(e) Application No. WD/D/18/001272  
Lower Reaches, River Way  
Demolition of dwelling and erection of 1No 4 bedroom dwelling and 1No 2 bedroom dwelling (annex) - **Objection on the following grounds:**

- 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.**

#### **P14.7 APPROVAL/REFUSAL/WITHDRAWAL OF PLANNING PERMISSION/TREE APPLICATIONS:**

(a) Application No. WD/D/18/000856  
Lyme Regis Golf Club, Timber Hill  
Erection of fence - **Approved.**

(b) Application No. WD/D/18/000374  
Stonehayes, 4 Westcliff Road  
Remove existing roof structure and replace with a new roof to create an additional floor. Erect a single storey extension to the south-east elevation with a balcony above. Modernise external appearance of building – **Approved.**

(c) Legislative Framework for Tree Works in Charmouth – Following circulation of a report Paul Oatway reported that this is to clarify the situation with regard to tree works in Charmouth following the query received last month. A version would be held in the office and can be used for queries received.

#### **P14.8 CORRESPONDENCE**

- (a) Email from WDDC regarding a review of the adopted Joint Local Plan (October 2015) – circulated to Planning Committee members 13/6/18. Tim Sheward commented on the areas which could affect the Neighbourhood Plan and these appeared to be positive. He stated that the consultation period will be over by the time the Neighbourhood Plan is up for examination and can be applied as necessary. He also stated that all the national policy changes would be incorporated which helps the NHP SG greatly.
- (b) Letter from Bridport Town Council regarding the Bridport Area Neighbourhood Plan Pre-Submission Consultation. Representations should be made by 17:00 on Friday 7 September 2018. Tim Sheward stated that this did not appear to have an overt impact on Charmouth.

#### **P14.9 NEIGHBOURHOOD PLAN STEERING GROUP**

- (a) Report of informal meeting with NHP SG re Charmouth NHP Housing Policies – David Clifford reported on a very useful meeting at which the draft policies from the NHP SG were generally agreed. These would now be refined by the Steering Group as part of the plan.

Judy Fellingham expressed concern that the locals in their 20's that had been forced to leave the village would not be incorporated in having a say on the plan as they were not present. Tim Sheward assured the Committee that there would be a strong emphasis on all types of affordable homes which Judy confirmed would be very strongly supported by the local estate agent.

Paul Oatway thanked the NHP SG for all their hard work and early presentation of proposed policies.

- (b) Minutes of NHP SG Meetings held on 27 March and 1 May received.

#### **P14.10 FUTURE MEETING DATE**

It was noted that due to staff/Councillor holidays, the date of September Planning Committee would change from 2<sup>nd</sup> Tuesday (11<sup>th</sup> Sept) to **3<sup>rd</sup> Tuesday (18<sup>th</sup> Sept)**.

The meeting closed at 7.00pm.

DRAFT