

Charmouth Parish Council

Council Office The Elms St Andrew's Drive Charmouth Bridport Dorset DT6 6LN



Telephone (01297) 560826 E-Mail charmouth@dorset-aptc.gov.uk

MINUTES OF THE PLANNING COMMITTEE MEETING HELD VIRTUALLY AT 10.30AM ON THURSDAY 28TH MAY 2020

In attendance: Cllrs Kay Solomon (Chair), Katie Moore, Judith Sheppard, Andy Bateman (NHPSG Chair) (ex officio Paul Oatway (Vice Chair)), the Clerk, Lisa Tuck and the Deputy Clerk, Melissa Kirkby

Kay Solomon felt that as she had been isolating for the past few weeks, she did not know enough about the application and therefore handed the Chair over to Paul Oatway as Vice Chair.

P19.20 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

Russell Telfer addressed the meeting with his concerns about the application for Charmouth Stores. Julian Turner and Sue Watterson joined the meeting after the public comments.

P20.20 APOLOGIES FOR ABSENCE

Apologies were received from Peter Noel.

P21.20 DISPENSATIONS

No dispensations were received.

P22.20 DECLARATIONS OF INTEREST

No declarations of interest were received.

P23.20 APPLICATIONS

(a) Application No. WD/D/20/000944 Charmouth Stores, The Street – Installation of 2no. condensing units on the flat roof above storeroom in association with new chiller and greezer boxes at ground floor level. Installation of 20no. solar panels on the roof over Flat A. Demolition of two sheds in the garden and erection of a 10 panel solar array. The following comments were agreed:

The Parish Council wishes to object on two grounds and separately makes a recommendation:

Objections:

- (1) **The proposal is for the two existing condenser fans (approved 1/D/13/000559) to be supplemented by two additional condenser fans. As shown on the proposed plan (Planning Portal drawing reference 2030-02) this would involve the removal of the noise reduction screen, which was planning condition No 3 of the 2013 planning approval. The Parish Council is concerned about the potential increase in external noise within a residential area. There is not sufficient data to allow an appraisal of the impact of the removal of the noise screen and the additional fans. It is suggested that the developer provides a noise impact assessment before the planning application is further considered.**
- (2) **The proposal for the ten, ground mounted solar-panels is, in the Parish Council's opinion, unacceptable in a residential area where the impact on the visual amenity will be high. The proposed installation will adversely, greatly impact on the visual setting of Stanley House as well**

as (to a lesser extent) Rupert House. These two houses, whilst not being listed buildings, are identified as 'Important Local Buildings' in the Charmouth Conservation Area Appraisal. Additionally, Stanley House has enriched building detailing (see <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/west-dorset/pdfs/charmouth-and-chideock-incl-seatown-conservation-area-appraisal.pdf>). The ground mounted solar-panel installation will only degrade the visual amenity in the conservation area around 'important local buildings'.

Recommendation

- (1) The Parish Council does not object to the proposal to install solar-panels on the rear roof of the east half of Charmouth Stores as in its opinion the visual impact when viewed from The Street appears to be 'slight'. However, the Parish Council recommends that the LPA invites Dorset Council's Conservation Officer for an opinion on this aspect of the application.

The meeting closed at 11.55am.

Signed

Dated

