

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 13th NOVEMBER 2018 AT THE ELMS

In attendance: Cllrs Gerry Bearpark, Graham Bender, David Clifford (Chair), Kay Solomon, Andy Bateman (NHP SG Rep), (ex officio Paul Oatway (Vice Chair), Peter Noel), the Clerk, Lisa Tuck, 4 members of the public and two other members of the NHP SG.

P17.1 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

Three members of the public had attended about the application for land west of Brackendale and explained their objections to the Committee. They were advised to send their objections to WDDC.

P17.2 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Judy Fellingham (personal) and Judith Sheppard (holiday).

P17.3 DISPENSATIONS

There were none received.

P17.4 DECLARATIONS OF INTEREST

There were none received.

P17.5 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on the 9th October 2018, circulated to members, were a correct record and were signed by the Chairman.

P17.6 APPLICATIONS – it was agreed to take the Brackendale application first as the members of the public in attendance had to leave.

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

Land west of Brackendale, Axminster Road

Outline application for the erection of 1no. dwelling - **The Parish Council object to this application on the grounds that:**

1. **Contrary to the assertion in the Design and Assess Statement under Neighbourhood Plan, the Neighbourhood Plan for Charmouth, which is currently being progressed, does not suggest building on this land as it would spread the urbanisation of Charmouth towards the Bypass, as well as provide housing in a poor environmental location e.g. noise pollution, air pollution, etc.**

2. **The location is outside the Defined Development Boundary for Charmouth. Whilst the land to the north west of the current settlement and constrained by the A35 Charmouth By-pass to the site's north, it is relatively enclosed, but due to its elevation and sloping topography is**

visible within the wider landscape. The site is unsuitable for residential development due to unacceptable landscape and townscape impacts.

The West Dorset Local Plan discourages any further development outside the development boundary which narrows the gap between existing settlements and the countryside.

- (b) 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 – **No comments to be made as Parish Council application**
- (c) Application No. WD/D/18/002492
Knapp House, The Street
Revocation of Section 106 Agreement dated 04/03/2016 of planning approval reference WD/D/15/001954 - **The Parish Council object to this application for the reasons set out in the letter from WDDC to the applicant. The Parish Council accepts the advice of WDDC's Regulatory Lawyer. It is considered that the S106 agreed contribution of £12,500 towards, amongst other services, affordable housing is an important contribution which all developers are expected to pay and help to ensure a fairer mixed balance in the housing stock.**

P17.7 APPROVAL/REFUSAL/WITHDRAWAL OF PLANNING PERMISSION/TREE APPLICATIONS:

- (a) Application No. WD/D/18/001716
Seascape, Higher Sea Lane - Erection of rear conservatory – **Approved.**
- (b) Application No. WD/D/18/001949
Seacroft, Higher Sea Lane – Erection of extensions to existing garage and porch – **Approved.**

P17.8 CORRESPONDENCE

There was no correspondence.

P17.9 NEIGHBOURHOOD PLAN STEERING GROUP

- (a) The minutes of the NHP SG meeting held on 24 July had been received.
- (b) The draft housing policies from the NHP SG had been circulated and any comments were welcome at this stage. The Committee agreed that they were happy with the draft.
- (c) The NHP SG would like to make a presentation to the Council prior to the next Open Forum to be held in January. It was agreed that this would be arranged for mid December.
- (d) It was confirmed that still no response had been received from Teignbridge DC regarding the format required to submit the information on SMP2. Any comments on the draft submission to Teignbridge (circulated) should be passed to Graham Bender.
- (e) Following a request from an individual to receive a copy of the Traders report on the tourism impact of SMP2, it was agreed by the Committee that this document should not be released as it is current being used for gathering evidence and formulation of policy.
- (f) The Committee agreed to renew the co-option of a member of the NHP SG to the Planning Committee for a further year.

The meeting closed at 6.35pm.