

Charmouth Parish Council

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3 September 2026

To: All members of the Charmouth Parish Council's Planning Committee

You are summoned to a meeting of Charmouth Parish Council's Planning Committee to be held at the Elms on Tuesday 8 September 2026 at 6.00pm when the following business will be transacted.

Yours faithfully

Lisa Tuck, Parish Clerk

AGENDA

Members: Julie Leah, Katie Moore, Sally Roberts, Mike Smith (ex officio Judith Sheppard)

PL26/27 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

Members of the public and press are entitled to be at the following meeting in accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1 extended by Local Government Act 1972 Section 100 unless precluded by the Parish Council by resolution during the whole or part of the proceedings. Such entitlement does not however include the right to speak on any matter except at the commencement of the meeting given over specifically for that purpose. Although not a requirement to do so prior notification to the Clerk by noon the previous Wednesday would enable a full response, when appropriate, to be given.

PL26/28 APOLOGIES FOR ABSENCE

Schedule 12 of the Local Government Act 1972 requires a record to be kept of the members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Parish Clerk as it is usual for the grounds upon which apologies are tendered also to be recorded. Under Section 85(1) of the Local Government Act 1972, members present must decide whether the reason(s) for a member's absence are accepted.

PL26/29 DISPENSATIONS

Committee is asked to discuss any written requests for dispensation the Clerk may have received from Councillors.

PL26/30 DECLARATIONS OF INTEREST

Members to declare any interest they may have in agenda items that accord with the requirements of The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012/1464).

PL26/31 MINUTES

To resolve that the minutes of the meeting of the Planning Committee held on 14 July 2026 (**attached A**) be signed as a correct record.

Dealt with by delegated authority due to timescales:

- (a) Application No. P/FUL/2026/03456 Little Friern, River Way – Replacement dwelling (as self-build/custom housebuilding as set out in section 1(A1) of the Self-build and Custom Housebuilding Act 2015, including erection of domestic outbuilding and associated boundary treatments - **Charmouth Parish Council has no objection to the proposed development which complies with many policies of the Charmouth Neighbourhood plan regarding energy efficiency, improving the housing stock and creating housing in keeping with the area; the submitted planning statement gives a detailed breakdown of this.**

The proposed building is essentially within the footprint of the current build but with a higher roof area in one section which does not appear to impinge on the amenity of other properties nearby. The Parish Council is pleased to see the inclusion of bat tunnels, bird boxes and native planting to return the garden to a green space.

The Parish Council would also like to see water saving measures incorporated into the design where possible. It is assumed that the process of demolition and building will not affect the public footpaths, rights of way and road access for other residents.

- (b) Application No. P/HOU/2026/03664 Greenhills, Meadow Way – First floor extension; single storey rear extension, single rear extension to garage; new porch extension; *replacement roof [amended description]* - **The Parish Council has no objection to this development as it complies with the Neighbourhood plan by improving the accommodation whilst keeping a reasonable garden green space and not impacting upon parking. The Parish Council would like to see energy efficient measures such as solar panels incorporated into the build, water capture methods such as water butts and for any hard surfacing in new landscaping to be of permeable build. Approved 17/8/26.**
- (c) Application No. P/HOU/2026/04127 Commonside, Higher Sea Lane – Erect decking at rear of property – **The Parish Council has no objection to this proposal which is in keeping with the Charmouth Neighbourhood Plan. The scope of the decking is modest within a large garden. The decking will not add to any significant increase in overlooking of the garden of the adjoining property. The decking will enhance the property and increase the safe use of the amenity of the outdoor space.**
- (d) Application No. P/VOC/2026/03532 Greenloft House, Lily Farm Buildings, Old Lyme Hill – Convert barn to holiday accommodation (with variation of Conditions 2 & 3 of Planning Permission 1/D/09/001624) the conditions to be removed to allow dwelling to be occupied as an unrestricted C3 dwelling.
Comments made on amended plan reiterated previous discussions - **Charmouth Parish Council has no objection to this application provided the comment from the Rights Of Way officer regarding maintaining the footpath is complied with. This states that “the full width of the public footpath must remain open and available to the public [as a footpath and not vehicular use], with no obstructions, materials or vehicles stored on the route”, and that, “the granting of planning consent does not mean that the path will be diverted or extinguished and that a separate process is required to divert or extinguish the path”.**
- (e) Application No. P/FUL/2026/04039 Myskins, 5 River Way - Change of use of short term holiday let to form part of the dwelling house. Erection of a single storey flat roofed extension on the existing balcony to provide stair access down to lower ground floor & carry out alterations - **The Parish Council has no objection to this proposal. The addition of the flat roof extension will not impact significantly on the look of the house from the river side or impinge on the privacy of the adjoining properties as the existing balcony is large and can easily accommodate this extension. The change**

of use from a holiday let is not thought to be a problem as it is no longer used for this purpose. The conversions will enable more flexible living arrangements within the property enabling occupants with less mobility to use all areas of the property and have easier access to the garden. It also improves the use of housing stock for long term living which complies with the Neighbourhood Plan.

To be dealt with at the meeting:

- (f) Application No. P/OUT/2026/04299 Dwelling Westcliff Road – Outline application for the erection of dwelling with associated access and parking (scale and appearance reserved). **Extension of time permitted.**
- (g) Application No. P/HOU/2026/04128 4 Coastguard Cottages, Lower Sea Lane – Proposed two storey rear extension with window added to side and Juliette balcony. **Extension of time permitted.**

PL26/33 APPROVAL/REFUSAL/WITHDRAWAL OF PLANNING PERMISSION/TREE APPLICATIONS
The portal is checked weekly and to date no other applications are showing as approved/refused.

- (a) Application No. P/HOU/2026/02735 Kittiwake, Higher Sea Lane – Demolition of existing conservatory and replacement with an Orangery; extension of porch canopy and installation of posts. **Granted 14/07/26**
- (b) Application No. P/HOU/2026/02845 Sanctuary Cottage, Higher Sea Lane – Balcony above sunroom. **Granted 20/07/26**
- (c) Application No. P/HOU/2026/03091 8 Downside Close – Convert existing garage to a bedroom and utility room. Remove existing external fire stair, balcony and overclad and insulate all existing external walls and roof to improve thermal performance and provide additional brise soleil solar shading to the south elevation. Construct an open sided car port and studio and construct a timber garden pergola. **Granted 05/08/26**
- (d) Application No. P/FUL/2025/05167 Romany, Lower Sea Lane – Erection of Replacement Dwelling **Still showing as undetermined**
- (e) Application No. P/TRT/2026/03345 5 George's Close – T1 Yew, Reduce and maintain shape by approx. 0.5m, lift limbs over the garage; T2 Leylandii, Reduce height by approx. 2m to previous reduction points, reduce neighbours side by 0.5m to fence line; T3 Holly, Reduce height by approx. 2m to old reduction points, reduce neighbours side by approx. 0.5m to fence line; T4 Elms, Fell; T5 Griselinia, Reduce by approx. 0.5m maintain shape remove deadwood; T6 Magnolia, Fell - **Approved 16/07/26.**
- (f) Application No. P/TRC/2026/03646 St Andrew's House, St Andrew's Drive – T1 Honey Locust – Sectional Dismantle; T2 Cherry – Reduce size of crown (reduce by 2m as needed), clear building and crown raise to 2.5m; T3 Strawberry – Reduce size of crown (reduce by 2m as needed), clear building and crown raise to 2.5m - **The Parish Council has no objection to the proposed work on the cherry tree and strawberry tree. The removal of the honey locust appears to be necessary as the tree is in poor condition. However, the loss of this tree will have a significant impact. The tree is visible from the road (St Andrew's Drive) and helps to soften the appearance of the row of windows of the building whilst providing shade and cooling to the garden. In addition, there are the obvious environmental benefits of carbon sequestration, absorbing the increasingly strong coastal winds, and biodiversity benefits. The Parish Council would like to see it recommended that a replacement tree is planted. Approved 10/08/26.**
- (g) Confirmation of previously advised provisional TPO/2026/0008 The Court, The Street.
- (h) Application No. P/TRD/2026/03733 Thurlstone, Westcliff Road – T1 Ash – Remove damaged branch under Regulation 14 (S198), **does not require consent. Approved 14/07/26.**
- (i) Application No. P/TRT/2026/03699 The Elms and Recreational Ground – Various tree works as per submitted schedule – **Parish Council's application via Hardy Tree Surgeons. Approved 11/08/26.**

PL26/34 CORRESPONDENCE/OTHER

- (a) Correspondence from resident at Fernhill Heights concerning restrictions – confirm previous information before writing to DC as per July Minutes.
- (b) BCP & Dorset Council Employment Land Study to Inform Local Plans – email from DAPTC circulated 2 March with proposed questions to Town and Parish Council in readiness for consultation in late March – nothing further received as yet.
- (c) Confirmation that following the consultation on Dorset Council Local Plan in Autumn 2025, the Government has introduced a new system for preparing local plans and is bringing forward further significant changes to national planning policy. As part of these changes, local authorities are now expected to meet a strict deadline of December 2026 for the preparation of their plans if proceeding under the legacy system. Having carefully considered the new national requirements and the progress made on the Dorset Local Plan to date, Dorset Council is proposing to move to the new plan-making system.
- (d) Information received from DC about the next Planning and Building Control forum for Parish and Town Councils on Tuesday 8 September. Attended in person by Mike Smith and remotely by Julie Leah.
- (e) Email from Ward Cllr Belinda Bawden – explaining that as the new Government planning regulations are implemented the system of delegation will change to limit the scope at Dorset Council level for decision-making on planning applications, making town and parish council even more significant in guiding planning officers. It may therefore be helpful moving forward for Belinda to engage more at the initial consultation stages.