

# Charmouth Parish Council

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## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 8 MARCH 2022 AT THE ELMS

In attendance: Cllrs Julie Leah, Andrew Lightfoot, Katie Moore, (ex officio Peter Noel and Judith Sheppard) and the Clerk, Lisa Tuck.

### PL22/6 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

No members of the public were present.

### PL22/7 APOLOGIES FOR ABSENCE

No apologies were received.

### PL22/8 DISPENSATIONS

No dispensations were received.

### PL22/9 DECLARATIONS OF INTEREST

Peter Noel declared an interest in item PL21/16 (c) on the agenda.

### PL22/10 MINUTES

**RESOLVED** that the minutes of the meetings of the Planning Committee held on the 9 November 2021 and 15 February 2022, circulated to members, were a correct record and were signed by the appropriate meeting Chair.

### PL22/11 APPLICATIONS

- (a) Application No. P/HOU/2022/01176 24 Bridge Road – Erect single storey rear extension - **The Parish Council supports this application which complies with Policy H4 (bullet points 1 and 5 specifically) of the Charmouth NHP. With regard to drainage, Policy NE7 should be considered to ensure that additional surface water is diverted appropriately.**
- (b) Application No. P/FUL/2021/02348 1 Devonedge, The Street – Change of Use of Part of Ground Floor from Class E (commercial, business and service) to Class C3 (additional living accommodation for existing residential flat) with alterations to The Butchers shopfront window to create serving hatch, remove existing external hairdresser's door and reinstate window. Replacement of Frontage Railings/awning/post and hanging panel sign - **Although the Parish Council is generally supportive of the application, Charmouth Neighbourhood Plan (CNP) now carries full weight and therefore any relevant policies should be applied to this Application as follows:**
- The Parish Council reluctantly accepts that Policy BET1 (Bullet 1) marketing requirements have been satisfied;
  - It is noted that the Application states; Change of Use to Class 3 (additional living accommodation for existing residential flat). This is an important clarification because, if the Application had been for an additional residential unit, then CNP Policies H3 and GA2 (Bullet 3) would apply. There is concern that it would be a relatively simple task to separate the residential space in due course. Therefore, it is

requested that Dorset Council ensure that, should this occur, the requirements of Policies H3 and GA2 are not circumvented.

• The Parish Council previously requested that the hours of usage of the commercial part of the property be clarified and it is suggested that a condition be applied to ensure this does not become a nuisance in the future, in what is predominantly a residential setting.

#### **PL22/12 APPROVAL/REFUSAL/WITHDRAWAL OF PLANNING PERMISSION/TREE APPLICATIONS**

- (a) Request in March for Yew trees in the front of St Andrews Churchyard to have TPO added. Decision by DC not to add TPO. Appeal submitted November 2021. Severe pruning to three trees at the eastern end of the churchyard – email sent to DC Planning.
- (b) Application No. P/TRD/2022/01155 – Lower Reaches, Riverway – urgent application for tree surgery due to storm damage – permission granted by DC to make safe under Regulation 14 (S198). Judith Sheppard aware as Tree Warden.
- (c) Tree felling at Clifftop Caravans – confirmation of position by DC in that no permission was required.
- (d) Application No. P/FUL/2021/05253 Follies, Five Acres – Demolish garage and erect new dwelling – **Refused.**

#### **PL22/13 CORRESPONDENCE/OTHER**

- (a) Surface/storm water drainage – from Environment WG – to ensure that this issue is mentioned with all new planning applications in line with the NHP.
- (b) Dorset Local Plan
  - (i) Cllr Spencer Flower – A Local Plan that is right for Dorset – circulated – following negative feedback on the revised Local Plan, it is encouraging to see that DC are speaking with Central Government;
  - (ii) Dorset CAN Local Plan Campaign – recommendation from Environment WG to now support this – as Dorset CAN, through support of Town and Parish Councils, represents approx. 25% of the community, the argument that the housing proposals do not meet local need or allow people to move into the area, this strengthens the argument with Central Government. Some strategies being worked on have been proven to work, specifically Community Land Trusts. It is proposed to Full Council that Charmouth PC support Dorset CAN Local Plan Campaign. The link to the Strategy document would be circulated to all Councillors before the meeting to ensure everyone understands the issue.
- (c) New guidelines on tree preservation have been issued by Natural England and are attached to these minutes;
- (d) Thank you email from a parishioner was read and acknowledged.

#### **PL22/14 NEIGHBOURHOOD PLAN STEERING GROUP – UPDATE**

- (a) Implementation of Plan
  - (i) Comments are to be thought about carefully referring to NHP Policies. As currently, the Approval/Refusal Notice will be circulated to Committee Members, who should then view the Planning Officer's report on the portal. Both the Notice and the Report will be printed and filed in the office for referral if required.
  - (ii) It is clear from the NHP that the village wall isn't officially designated as a heritage asset by another agency (ie listed etc). An enquiry should be made to DC initially to ask how the Parish Council could go about, and with which agency, trying to get the wall, which is designated in the NHP, recognised as a listed/heritage structure to preserve it and further increase its protection.
  - (iii) The list of projects at the back of the document includes:

- Nature Conservation Project – underway by Charmouth Green Group as well as the Environmental WG;
- Transport – discussions taking place at the Playing Field, Cemetery and Street Management Committee;
- Affordable Housing – something to think about in the future;
- Coast Project – relocation of facilities related to the rise in sea levels. Jim Rose recently gave a talk on some ideas. Need to look at plans (nature and engineering) to ensure there is a plan if there is suddenly a change of national stance with regard to coastal protection. For initial consideration by the Environment WG;
- Beach Café – nothing can be done about this currently;
- Sport and Recreation – re-vamping of the bmx track at the playing field?
- Marketing.

The meeting closed at 6.55pm.

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## Updates to planning guidance to help safeguard England's protected species and ancient woodland, ancient and veteran trees

Recently we updated our standing advice to help local planning authorities take planning decisions which protect and enhance England's irreplaceable ancient woodland, ancient and veteran trees and our rare and threatened species.

Natural England's role is to provide advice to local planning authorities (LPAs) on the impacts of development on the natural environment and opportunities for environmental gains. Well-planned and designed development proposals can avoid adverse impacts on England's protected species and irreplaceable ancient woodlands and trees, enhance existing habitats for wildlife or create new ones. In this way, development and infrastructure can make a valuable contribution to nature's recovery.

It is a priority for us to make sure that local authority planners have the right guidance to hand when they are involved in planning decisions that could affect ancient woodlands and protected species. As part of this goal, this month we have updated our standing advice for LPAs on [Protected Species](#). We and the Forestry Commission have also updated our joint standing advice on [Ancient Woodland, Ancient and Veteran Trees](#).

This formal advice sets out how decision makers should fully assess, avoid, mitigate and, as a last resort, compensate for the negative impacts from development and infrastructure proposals on protected species and on ancient woodland, ancient and veteran trees. It will help LPAs make decisions on planning applications that better protect these species and irreplaceable habitats.

### How should the standing advice be used?

The standing advice is provided in place of an individual response to a consultation on a planning application and should be taken into account by planning authorities when making decisions on development proposals.

Providing LPAs with this standing advice to address common issues means we can focus our efforts on advising on planning issues that affect designated nature conservation sites and issues that require a bespoke response. LPAs should continue to consult us where development proposals might affect sites of special scientific interest or other protected sites but we will only provide advice if consulted on other cases in exceptional circumstances. The Forestry Commission should continue to be contacted for advice on issues not covered by the ancient woodland standing advice.

### What changes have been made to the guidance?

We revised this guidance in consultation with key stakeholders, and have improved the clarity for users, ensured better alignment with national planning policy and provided additional detail on some issues.

The updated Protected Species standing advice covers [bats](#), [badgers](#), [hazel dormice](#), [water voles](#), [otters](#), [wild birds](#), [reptiles](#), [protected plants](#), [fungi and lichens](#), [white-clawed crayfish](#), [freshwater pearl mussels](#), [invertebrates](#), [freshwater fish](#), and [natterjack toads](#). Some further amendments have also been made to [great crested newt](#) standing advice, including advice about District Level Licensing. Minor changes have been made to the main [Local Planning Authority](#) advice page and the separate guidance for [developers](#).

To summarise the key changes in relation to protected species, we have streamlined and simplified advice for local authority planners with clearer distinction between planning and licensing requirements and updated links to other guidance.

In regard to ancient woodland, ancient and veteran trees, we've added further detail on the effects of development, on mitigation and compensation measures and the factors to be considered for buffer zones such as if the surrounding area is less densely wooded, close to residential areas or steeply sloped. We've also updated the supporting assessment guide to help planning authorities record their decisions.

By carefully considering the impacts of development and taking measures to avoid or mitigate for impacts and design in gains for nature, development proposals can contribute to nature's recovery.

Your feedback

We would welcome your feedback on the updated standing advice. Please send any comments to [Joanna.Russell@naturalengland.org.uk](mailto:Joanna.Russell@naturalengland.org.uk)

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