

# Charmouth Parish Council

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## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 9 NOVEMBER 2021 AT THE ELMS

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

### PL21/20 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

No members of the public were present.

### PL21/21 APOLOGIES FOR ABSENCE

No apologies were received.

### PL21/22 DISPENSATIONS

No dispensations were received.

### PL21/23 DECLARATIONS OF INTEREST

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

### PL21/24 MINUTES

**RESOLVED** that the minutes of the meeting of the Planning Committee held on the 14 September 2021, circulated to members, were a correct record and were signed by the Chair.

### PL21/25 APPLICATIONS

- (a) Application No. P/COU/2021/02554 Langley House, The Street – Change of use of shop to residential – Comments approved and submitted prior to deadline: **The Parish Council is sorry to see this shop closed but understands, considering its location. If the NHP had been adopted and Policy BET1 was in force, we should be asking owners to demonstrate extensive marketing has taken place and a commercial use is no longer viable. As the policy is not in place we would ask that this location be highlighted as an exception so it doesn't get used as a 'precedent' if a similar application arrives in the main shopping area.**
- (b) Application No. P/HOU/2021/02798 Woodpeckers, Meadow Way – Erect first floor extension and garage - Comments approved and submitted prior to deadline: **This is a considerable size extension on the south side which doesn't appear to be over looking anyone. The existing garage is now a pitched roof with a new garage added and it is noted that the new enlarged roof line is above the existing. Although the styles in the road are very different, the proposal appears not to be in keeping with the neighbouring properties on that side of the road and possibly distorts the visual flow of the properties' profile (the properties on the other side of the road do appear to have a higher roof line). Although the Parish Council does not object in principle, we would ask the Planning Officer to consider this aspect of the development.**

- (c) P/MPO/2021/03556 Stonebarrow Manor, Stonebarrow Lane – Discharge of entire s106 agreements dated 13/6/2000 (1/W/00/000375) and 27/9/2002 (1/W/02/000886) relating to servicing accommodation for holiday unit - Comments approved and submitted prior to deadline: **The Parish Council believe this restriction should be considered alongside that current application (P/FUL/2021/00554), which if approved, would then need to be removed. However, if that application is refused, a new proposal would be required and the removal of this condition should be judged against that proposal e.g. the Manor could get sold to another holiday accommodation operator and this restriction could remain relevant. Otherwise, it could end up with the barn becoming an unrestricted ‘normal’ house before plans for the rest of the site are determined.**
- (d) P/HOU/2021/03695 Brock House, Higher Sea Lane – Replace existing single storey rear extension – Comments approved and submitted prior to deadline: **The Parish Council has no objection in principle, as the proposed development is behind the house. However, there appears to be no Geotech report and, in its sensitive location, there are concerns about land disturbance from the works, type of foundations and water run-off/drainage arrangements from the increased hard surface coverage. It is, therefore, recommended that this information is sought to determine its suitability.**
- (e) P/HOU/2021/03809 Lavender Cottage, Higher Sea Lane – Erect single storey extension, roof terrace and porch – Comments approved and submitted prior to deadline: **Although the design is neat and is scarcely visible from the road, the Parish Council has some concerns about the possible impact on neighbours’ amenity, in particular Marine Heights. Whist Lavender Cottage has 2 existing upper floor windows facing Marine Heights, the roof terrace would be circa 3m nearer. There is some shrubbery between the properties providing limited screening but there’s no guarantee this would remain indefinitely. The roof terrace may also overlook Marine Heights’ rear garden and possibly those on Five Acres.**
- (f) P/HOU/2021/02939 9 Wesley Close – Erect front porch - **The Parish Council has no objection on the assumption that there is still parking available within the curtilage of the property.**
- (g) P/HOU/2021/04012 Millview Cottage, The Street – Demolition of the existing swimming pool, erect rear and side extension and erect dwarf wall, fence and gate - **The Parish Council has no objection on the condition that the garden will be of a porous surface to avoid further water ‘run off’.**
- (h) P/HOU/2021/04396 Wainscott, Old Lyme Hill – Erect garage and carport – **The Parish Council has no objection in principle but would like to have seen a drawing showing an elevated view in conjunction with the adjacent properties in order to judge the impact it has on them.**
- (i) P/FUL/2021/03065 Neighbridge Cottage, The Street - Proposed mobile log cabin to be located within the residential curtilage of the existing dwelling and to be used as ancillary accommodation - **The Parish Council object to this application on the following grounds**
- **In a prominent location at the entrance to the village with a style/materials that do not relate to its surroundings or neighbouring properties. Bland north elevation fronting the road.**
  - **Over development of the site covering a disproportionate part of the existing garden which is long and narrow.**
  - **No associated flood risk assessment which is concerning in view of the recent flooding in this area.**

- **Concern about how the installation will impact on the existing vegetation and the stability of the river bank.**

**PL21/26 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. Response received confirming that on this occasion, it is considered that being in a conservation area is enough protection for these trees. **The Committee were not happy with this response as it is felt that the trees are under threat from associations involved with the Church. An appeal is to be made to DC against the decision not to impose a TPO.**
- (b) Application No. P/CLP/2021/02085 Millview Cottage, The Street – Proposed demolition of existing swimming pool extension and construction of small single storey rear extension – **Refused.**
- (c) Application No. P/TRT/2021/02501 Lower Reaches, Riverway - T1 Pinus Radiata - Remove large limb on NE side over shed & remove lowest branch on north side - weakened by loss of large limb in wind T2 Pinus Radiata - Remove lowest branch on south side to balance tree - signs of root plate heave evident T3 Macrocarpa - Remove small damaged branch on north side & Possible removal of tubing branches T4 Horse Chestnut - Fell - growing into canopy of surrounding trees. Julie Leah visited the site on behalf of Judith Sheppard (Tree Warden) and the following comments were agreed and sent on behalf of the Parish Council. **The Parish Council is happy with this work as it is necessary for the continued health of the trees and to remove potentially hazardous dead branches.**

**PL21/27 CORRESPONDENCE/OTHER**

- (a) Planning inconsistencies - communication was sent to Dorset Council, in particular regarding the non-consultation on tree applications. Following the last Committee meeting this was also sent to Cllr Daryl Turner who has confirmed that consultation on tree applications in the West Dorset area ceased a couple of years ago.
- (b) Application No. P/FUL/2021/00554 Stonebarrow Manor, Stonebarrow Lane – notification of consideration at Virtual Planning Committee on 4 November 2021 at 10am. Invited to submit statement by 8.30am 2 November. Circulated to Committee members. Comments reiterated as follows:

**Charmouth Parish Council would reiterate the comments made previously as follows:**

**“The Parish Council is pleased that the issue of over-development has been addressed by the reduction of two of the proposed dwellings.**

**However, there is concern that this scheme is proposing 100% open market housing and it is felt that there should be an apportionment calculation in line with Para 30 of NPPF 2021. NPPF 2021 Para 64 indicates that on developments in designated rural areas (inc. AONBs) affordable homes can be sought below the national threshold of 10 units (= ‘major development’) i.e. normally 5-9 units.**

**The Parish Council is also concerned about the access and visibility, in line with the Highway Authority’s comments, given the number of vehicles that will be using the site on a daily basis.”**

**In addition, the following comments were made by the Parish Council in relation to application number P/MPO/2021/03556:**

**“The Parish Council believe this restriction should be considered alongside that current application (P/FUL/2021/00554), which if approved, would then need to be removed. However, if**

that application is refused, a new proposal would be required and the removal of this condition should be judged against that proposal e.g. the Manor could get sold to another holiday accommodation operator and this restriction could remain relevant. Otherwise, it could end up with the barn becoming an unrestricted 'normal' house before plans for the rest of the site are determined."

It was noted that this application has now been approved by the Committee.

**PL21/28 NEIGHBOURHOOD PLAN STEERING GROUP**

- (a) Update from NHP Steering Group – Examiners Report. Andy Bateman reported that the SG were pleasantly surprised and very pleased with the outcome despite the time taken. The amendments have been incorporated into the plan together with some other modifications related to what the examiner has said. This has gone to Dorset Council to agree and start the publicity for a referendum.

It was agreed that the Council to advertise the referendum and encourage parishioners to use their vote. Andy Bateman would draft a flyer/leaflet with a view to delivering this to every household. It seems unlikely that the referendum will take place before Christmas now.

The SG were congratulated once again for the achievement to get to this stage with so few amendments.

The meeting closed at 6.55pm.