

Charmouth Parish Council

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

In attendance: Cllrs Andrew Lightfoot, Julie Leah, Katie Moore, Judith Sheppard and the Clerk, Lisa Tuck.

PL22/33 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

7 members of the public were present and all spoke about Application No. P/FUL/2022/04712 Follies, Five Acres. 5 were objecting and 2 were expressing support.

PL22/34 APOLOGIES FOR ABSENCE - Apologies were received from Peter Noel (holiday).

PL22/35 DISPENSATIONS - There were no dispensations.

PL22/36 DECLARATIONS OF INTEREST - There were no declarations of interest.

PL22/37 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on the 27 September 2022, circulated to members, were a correct record and these were signed by the Chair.

PL22/38 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/HOU/2022/06106 and P/LBC/2022/06107 Carrum House, The Street – Proposed installation of Air Source Heat Pumps (x 2) in rear garden, removal of part dwarf rubble stone wall, install concrete base and rubble stone return walls. Also below ground services trench and hole (below) ground in rear wall to allow service entry/exit - **The Parish Council supports these applications on the grounds that the proposal contributes to Neighbourhood Plan policy CC1 Energy Efficiency.**
- (b) Application No. P/VOC/2022/05226 Cherry Tree Cottage, Meadow Way – additional plan re parking provision - **While it is appreciated that this addresses the issue of lack of street parking, there is still concern that intensification of the use of the property will increase the amount of movement of cars into and out of a quiet neighbourhood, as well as the need to shuffle cars around.**
- (c) Application No. P/NMA/2022/06009 1 St Andrews Drive – Non material amendment to remove flat roof extension, relocate entrance door, windows and raise gables following WD/D/17/001507 (Erect two storey side and single storey rear extension) – **For information only. Refused.** (With NMA's PC's are only notified that it has come in as the planner will determine whether this change falls within the remit of the NMA. If it doesn't then the application will be refused and if the applicant wants to go ahead with changes it will be necessary for them to submit a full application which will go out to consultation in the normal manner.)

For consideration by Committee:

- (d) Application No. P/FUL/2022/05834 12 Downside Close – Demolish existing dwelling and construct replacement 4 bedroom dwelling, garden studio and pool. **See comments submitted attached (Appendix A).**

- (e) Application No. P/HOU/2022/06334 3 Greenhayes – Erect single storey extension and decking area – **The Parish Council has no objections to this application which complies with the Neighbourhood Plan Policies.**
- (f) Application No. P/FUL/2022/04712 Follies, Five Acres – Demolish garage and erect new dwelling. **See comments submitted attached (Appendix B).**
- (g) Application No. P/HOU/2022/05451 Backlands Farmhouse, The Street – Erect rear extension and hard landscaping - **The Parish Council is concerned about the hard landscaping proposed and would prefer to see permeable landscaping to comply with NHP Policy NE3. In addition, the Parish Council would like to see inclusion of methods of retaining water such as water butts and water tanks as well as ensuring that surface water is passed to road drainage rather than the sewage system. Finally, the Parish Council has already queried that the background documents refer to a TPO although the plans don't show any trees. It is strongly felt that this should be looked into to ensure that trees under Preservation Orders do not disappear without consequences.**

PL22/39 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/TRC/2022/06137 Hill View, Axminster Road – T1 Twisted Willow – Reduce by 30% overall, cut size 10cm & reduce by 1.5m – overshadowing – **No objections. Noted.**
- (b) Application No. P/TRC/2022/06162 Fountain Cottage, The Street – T1 Golden Rain (Koelreuteria Paniculata) – Fell – causing a nuisance to neighbours – **Concern that, what is potentially a beautiful mid sized tree, is proposed to be felled and the Council would like clarification on the definition of the “nuisance” being caused. In most cases pruning of a tree reduced problems. Noted.**
- (c) Application No. P/HOU/2022/05470 Little Haven, Higher Sea Lane - Proposed single storey extension to dwelling, demolish existing precast concrete garages, extend existing stone wall and planter, form parking area with gated access – **Granted 24/10/22. Noted.**
- (d) Application No. P/FUL/2022/04847 2 Orchard Close – Change of use of garage to self contained holiday use – **Withdrawn 13/10/22. Noted.**
- (e) Application No. P/HOU/2022/02513 and P/LBC/2022/03354 The Stone House, The Street – Repair to boundary wall and installation/retention of gate – **Refused 11/8/22. Noted.**
- (f) Application No. P/FUL/2022/02094 Manor Farm Holiday Centre, The Street - Formation of bases for two static caravans - **Granted 1/8/22. Noted.**
- (g) P/HOU/2022/03333 Wainscott, Old Lyme Hill - Erect garage and car port – **Granted 19/7/22. Noted.**

PL22/40 CORRESPONDENCE/OTHER

- (a) Dorset Deserves Better – forward of letter from Dorset Council regarding the delay of the Local Plan timetable. **Noted.**
- (b) Copy of Presentation from Town and Parish Planning Update Event held in September. **Noted.**
- (c) An email has been received from Kidmore Close Residents Association regarding parking of mobile homes on driveways and whether there are any restrictions within conservations areas. It was confirmed that there are no references in the Neighbourhood Plan to this issue; there is just the desirable standard of 2 parking spaces for houses of 2 bedrooms or more. If Dorset Council, as Planning Authority, can't come up with any restrictions within the Local Plan, they may have to rely on any restrictive estate covenants.
- (d) An email has been received from an owner at Fernhill Heights seeking the Council's reaction to applying for change of use as a principal dwelling based on paragraph 8.2 of the Charmouth NHP. It was agreed that The Parish Council is committed to the Neighbourhood Plan and therefore, although would have to consider each application at the relevant time, on its own merits, would always endeavour to support applications which comply with the spirit of the Neighbourhood Plan.

The meeting closed at 6.52pm.

Comments from Charmouth Parish Council**Planning application P/FUL/2022/05834 12 Downside Close, Charmouth**

Charmouth Parish Council does not object to the principle of replacing the existing property with a new building; however, there are a number of design aspects which we feel contravene the Neighbourhood Plan.

We do welcome the fact that the house itself would be built to high environmental standards, supporting Policy CC1: Energy Efficiency in the Neighbourhood Plan. On the other hand, suggesting that hand made white bricks reflects the tradition of white (rendered) cottages in the village stretches credulity and does not accord with the first bullet point of policy H4.

Our main concerns relate to the tree removal and impact of the proposed swimming pool. Firstly, the arboricultural report gives no justification for felling a number of trees, for example T2,3 and 4 at the front of the property. Secondly, the replacements are not 75% British native, as is required. And thirdly, the replacements would be a fraction of the size of the existing tree and shrub cover, having a significant deleterious effect on the local biodiversity, particularly at the level of invertebrates. This is contrary to the spirit of the Neighbourhood Plan (policy NE3 and fifth bullet point of policy H5) which seeks to foster the rural nature of the village. Furthermore, the habitat protection afforded by the existing vegetation would be severely compromised, affecting carbon sequestration, water retention, cooling and wind absorption. Also the suggestion that the proposed new planting would improve the aesthetics does not reflect the nature of the local environment.

Creation of the proposed swimming pool raises a number of environmental concerns which significantly undermine the improved energy efficiency of the house. Firstly, the requirement to pile the structure would be a regrettable extra incursion into the clay cap, adding to the stress on the land (and challenges policy NE7). Secondly, the amount of concrete involved in the construction would have an enormous environmental impact, seriously conflicting with the Climate Emergency declared by Dorset Council. Thirdly, the amount of water required adds substantially to local demands and then, when emptied, would create greater strain on the waste water system which frequently contributes to pollution in the River Char and sea. All this again is contrary to local efforts to conserve resources.

Accordingly, we would ask that these aspects of the application are rigorously questioned.

Charmouth Parish Council's Comments

Planning application P/FUL/2022/04712 Follies, Five Acres, Charmouth

Charmouth Parish Council objects to this proposal and strongly recommends refusal due to potential contraventions of a number of aspects of the Neighbourhood Plan. Our comments are structured in line with the relevant bullet points of Policies H4 and H5.

Policy H4: Housing form and layout

The house would not be proportionate to its plot and would not enhance Charmouth's openness since the garden space would be only c10% of the plot.

The development would not reflect the prevailing settlement pattern and density of development in the immediate vicinity. Other properties are set back from the road and have more substantial gardens and are two storeys. This proposal would not be sympathetic to the building line and represents a significant overdevelopment.

The development would not provide rear garden space commensurate with the size of the property and would not meet the needs of anticipated occupiers. The Neighbourhood Plan requires new housing to be a principal residence and this proposal has very limited storage facilities and an extremely small garden.

The development would not protect neighbours' amenity with at least one property being seriously overlooked.

Policy H5: Housing design

The design does not reflect the form and pitches of roofs in the immediate locality, being a single storey but with a substantially higher roof level above the bedrooms.

The plans do not show external structures integrated into the overall design.

Landscaping is not sympathetic to the existing natural landscape since the building would absorb an area of mature garden. In addition, there is doubt about the accuracy of the plans with suspicion that a new vehicle access and parking area for the Follies would be required, further eating into the existing garden. Furthermore, the proposal does not satisfy an aspect of policy NE3: Biodiversity and natural habitats, namely the requirement to identify the possible ecological impact of the development.

Overall, apart from the reduction in height, this proposal raises similar objections to those raised by previous applications which have been rejected. Also, the supposedly comparable approvals elsewhere cited in the application date from 4 and 6 years ago and are largely irrelevant to the significant planning policy changes in the interim, especially approval of the Charmouth Neighbourhood Plan. Finally, approval of such a proposal would unleash a wave of applications to convert garages to separate accommodation in the village.

Accordingly, the Parish Council urges rejection of this application.