

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 27 SEPTEMBER 2022 AT THE ELMS

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

PL22/25 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS

No members of the public were present.

PL22/26 APOLOGIES FOR ABSENCE

Apologies were received from Katie Moore (unwell).

PL22/27 DISPENSATIONS

No dispensations were received.

PL22/28 DECLARATIONS OF INTEREST

There were no declarations of interest in items on the agenda.

PL22/29 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on the 12 July 2022, circulated to members, were a correct record and these were signed by the Chair.

PL22/30 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/FUL/2022/04847 2 Orchard Close – Change of use of garage to self contained holiday use - **The Parish Council objects to this proposal under Policy GA2 of the Neighbourhood Plan which states that development should 'provide adequate car parking with a minimum of 2 spaces for each house unit with 2 or more bedrooms or 1 if smaller.'** This application is providing just 1 for the main house and 1 for the new unit.

The Parish Council would like to see three spaces for parking – two for the main holiday let and one for the converted garage, without creating any new hard standing or removing the existing lavender flower beds.

Currently the property east of this (No 1) suffers from large amounts of water running down the slope of Orchard Close in heavy rain and potentially into their front porch. They have had more drainage put in to divert this but considerable amounts of silt and sand are still deposited onto their driveway and into the bend of the road creating a slip hazard. Any additional hard standing would only exacerbate this problem.

Parking details received since the comments for Committee consideration - **Having seen the proposed parking plans, the Parish Council withdraws its original objection to the above**

application. However, it would still like to express concern over the intensification of use and the precedent this sets.

- (b) Application No. P/VOC/2022/05226 Cherry Tree Cottage, Meadow Way – Remove flat roof from garage and add raised pitched roof, to form ancillary accommodation (variation of condition 3 planning permission WD/D/19/001837) to allow converted garage to be used for holiday let accommodation – Note received from applicant and circulated - **Charmouth Parish Council is concerned that this application should not set a precedent for intensification of holiday lets by conversion of residential annexes. This would be contrary to the intent of Charmouth Neighbourhood Plan Policy H3 which seeks to manage the negative impact of existing high levels of holiday lets. In this instance, the single carriageway drive could just about take 3 cars in line but that would require shuffling around of vehicles as people come and go into a relatively restricted access. It is felt an increase of holiday lets would not be appreciated by neighbours in what is a quiet residential area.**

Considered by Committee:

- (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 (extension of time granted) - **The Parish Council feels that this application is more in keeping with the intentions of the Neighbourhood Plan but would hope that the areas freed up for garden space will not be hard standing areas in terms of reducing water run off.**

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.

PL22/31 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/TRT/2022/04473 Pebble Beach, Lower Sea Lane – T1 Willow – Reduce branches in length by up to 3m where necessary and max cut diameter of 50mm – maintenance T2 Poplar – Reduction of up to 4m on northern side of canopy. Max cut lengths of up to 4m and cut diameter up to 60mm – excessive shading. Comments sent: **The work seems reasonable on the assumption it will be as little work as is necessary and that its takes into account the importance of the trees to the street view and the critical importance of trees in this area in absorbing coastal winds. (Granted 16/8.)**
- (b) Notification of new provisional Tree Order TPO/2022/0050 Vallemar, Charberry Rise – T1 Norway Maple – **No objections to the new Tree Order agreed by delegated authority due to timescales.**
- (c) TPO/2022/0012 St Andrew’s Church, The Street – confirmation of creation of TPO. **Noted.**
- (d) P/HOU/2022/03735 Shana, Meadow Way – Erect rear single storey extension; enlargement of existing porch; enlargement of existing balcony; change of external surface finishes to existing elevations; alterations to existing and proposed window openings. **Granted 15/8/22.**
- (e) P/FUL/2022/03721 and P/LBC/2022/03722 The Abbots House, The Street – Change of use from hotel with living accommodation to residential with 2No units of self-contained holiday accommodation. **03721 Granted 23/8/22; 03722 Withdrawn 15/7/22.**
- (f) P/HOU/2022/03112 The Holt, The Street – Erection of a single storey rear extension following demolition of lean to and a rear dormer. **Granted 18/8/22.**
- (g) P/HOU/2022/03458 Driftway, Higher Sea Lane – Remove chimney breast; Install flue and solar panels; New windows and doors. **Granted 11/8/22.**

PL22/32 CORRESPONDENCE/OTHER

- (a) Dorset Council Local Plan Cabinet Update circulated. **Noted.**
- (b) Invitation to Dorset Council's Planning Engagement Session for Town and Parish Councils on 2pm on Tuesday 6th September in Dorchester. No members able to attend. **Noted.**
- (c) Via Dorset Deserves Better - Letter from Dr Tony Warne to Councillors Spencer Flower and David Walsh in the hope that there can be an integration of the Dorset Local Plan and the Purbeck Local Plan in the reassessment process. **Noted.**
- (d) Planning Notifications Snap Poll from DAPTC – answers agreed by Committee Members regarding the notification of neighbours. **Noted.**

The meeting closed at 6.25pm.

DRAFT