

Charmouth Parish Council

Council Office The Elms St Andrew's Drive Charmouth Bridport Dorset DT6 6LN



Telephone (01297) 560826 E-Mail clerk@charmouthparishcouncil.gov.uk

4 July 2024

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 9 July 2024 at 6.00pm when the following business will be transacted.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lisa Tuck', is written over a light grey rectangular background.

Lisa Tuck, Parish Clerk

AGENDA

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

PL24/17 APPOINTMENT OF CHAIR

PL24/18 APPOINTMENT OF VICE CHAIR

PL24/19 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.

PL24/20 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.

PL24/21 DISPENSATIONS

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

PL24/22 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).

PL24/23 MINUTES

To resolve that the minutes of the meeting of the Planning Committee held on 12 March 2024 (**attached A**) be signed as a correct record.

PL24/24 COMMITTEE TERMS OF REFERENCE

Review Terms of Reference (**attached B**)

PL24/25 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/VOC/2024/00490 3 Westcliff Road – Demolish existing garage, new single storey side/front extension to include a balcony and first floor/roof extension to create two new bedrooms and bathrooms, and new parking area (with variation of condition 6 of planning permission WD/D/17/002477 to allow retention of timber fence) – **The Parish Council has no concerns about the amendment. *Granted 28/5/24.***
- (b) Application No. P/HOU/2024/01529 Lower Reaches, River Way – Erect garden room – **The Parish Council has no objections to this proposal. *Granted 20/5/24.***
- (c) Application No. P/FUL/2024/01278 Ammonite, Lower Sea Lane – Alterations to extant permission (ref: P/FUL/2023/00021) to include a first floor room and year round holiday accommodation - **Charmouth Parish Council objects to this application because it contravenes a number of policies in the Charmouth Neighbourhood Plan.**

NE1: Landscape: the proposal harms the natural and built environment of Charmouth Parish, its character and beauty.

NE2: Views and vistas: the proposal harms a specific local view listed in table 6.2 and has a significant negative effect on wider views and vistas. In addition, the building is set down into the ground below the banks, as the original historically important design acknowledged the importance of providing toilet facilities, whilst not detracting from the vista across the reed bed to the sea.

NE3: Biodiversity and natural habitats: despite the application claiming not to have a hedge of native plants, the site is surrounded on one and a half sides with a substantial Elaeagnus hedge obscuring the view from the north and another hedge shielding it from the adjacent pavement. Also, the existing grassed roof would be lost.

H1: New housing: the proposal does not meet the criteria specified for new housing development which is what this would be rather than refurbishment.

H4: Housing form and layout: the size, specifically height, of the development would not be proportionate to its plot nor complement Charmouth's openness. Neither does it provide any garden space.

H5: Housing design: the proposal does not meet any of the criteria for satisfactory design. *Refused 16/5/24.*

- (d) Application No. P/NMA/2024/02036 The Holt, The Street – Non-material amendment to Planning Permission P/HOU/2022/03112 (Erection of a single storey rear extension, following demolition of lean to and a rear dormer) – amendments to rear elevation – **Notified for information purposes only. *Granted 17/4/24.***
- (e) Application No. P/FUL/2024/01277 Charmouth Beach, Lower Sea Lane – Beach Access Ramp – **Parish Council application for renewal of existing application – no comments to be made. *Granted 7/5/24.***

To be dealt with at the meeting:

- (f) Application No. P/VOC/2024/03000 Follies, Five Acres – Demolish garage and erect new dwelling (with variation of conditions 2 & 4 of planning permission P/FUL/2022/04712 to alter retaining wall, amend layout and remove existing hedge and replace with new hedge).
- (g) Application No. P/HOU/2024/02018 Follies, Five Acres – Proposed rear extension and carport.

PL24/26 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/FUL/2023/02723 Land South of Nutcombe Close – Erection of a detached dwelling. **Granted 19/3/24.**
- (b) Application No. P/FUL/2023/05138 Follies, Five Acres – Demolish existing garage and erect chalet bungalow. **Withdrawn 13/3/24.**
- (c) Application No. P/HOU/2023/07010 Saffron Cottage, Five Acres – Proposed removal of garage, removal of front utility room, removal of existing sun room, replace with new ground floor rear extension. New front and rear dormers. **Approved 13/3/24.**
- (d) Application No. P/FUL/2023/06324 Manor Farm Holiday Centre, The Street – Change of use to caravan site with space for 23 static caravans on permanent basis. **Refused 8/3/24.**
- (e) Application No. P/TRD/2024/01788 The Rectory, 5 Georges Close – T1 Elm – Remove under Regulation 14 (S198).
- (f) Application No. P/TRD/2024/01908 Lower Reaches, Riverway – T1 Pine – Remove under Regulation 14 (S198).
- (g) Application No. P/TRC/2024/02177 Charmouth Community Library, The Street – T1 Holly – Fell – **The Parish Council has no objections to this application. Granted 14/5/24.**
- (h) Tree Preservation Order TPO/2024/0003 Land at Nutcombe Close – **confirmed without modification.**
- (i) Application No. P/TRT/2024/03392 1 Littlehurst Close - T1 – Yew – Raise crown by removing the lower horizontal limb growth to 2.3m above ground level. Reduce crown with an overall height of 2m in line with the natural “break” within the crown of the tree. Minimal prune to the sides (max 40mm diameter) to shape in with the crown lift and crown reduction. Works as per annotated photographs.
- (j) Application No. P/TRC/2024/03634 Grasmere, The Street – T1 Holly – Fell – for information only.

PL24/27 CORRESPONDENCE/OTHER

- (a) Outstanding correspondence with DC Planners - Cllr Belinda Bawden is trying to arrange a meeting and would like to know attendance from CPC.
- (b) Letter from Dorset Community Action’s new Dorset Housing Enabler (a DEFRA funded post) seeking to make a presentation to CPC regarding Charmouth’s need for affordable housing (**attached C**)– suggest a date.
- (c) Possible Dorset Council Planning changes.