

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 14 JANUARY 2025 AT THE ELMS

In attendance: Cllrs Julie Leah (Chair), Katie Moore, Sally Roberts, Judith Sheppard, Matt Smith, Mike Smith, Melanie Harvey and the Clerk, Lisa Tuck.

FGP25/01 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS – No members of the public were present.

PL25/02 APOLOGIES FOR ABSENCE – No apologies for absence were received.

PL25/03 DISPENSATIONS – No dispensations had been received.

PL25/04 DECLARATIONS OF INTEREST – There were no declarations of interest.

PL25/05 MINUTES

RESOLVED that, following one correction to PL24/41 (a), the minutes of the meeting of the Planning Committee held on 12 November 2024, circulated to members, were a correct record and these were signed by the Chair.

PL25/06 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/HOU/2024/06329 Templewood, Old Lyme Road - Proposed alterations and remodel of existing property and associated landscaping - **The Parish Council has no objections as plans do not appear to contravene the neighbourhood plan or impact upon the immediate neighbours or views from surrounding countryside. This application was still undetermined as of 14 January 2025.**
- (b) Planning appeal 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 (appendix 1).

PL25/07 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/2024/05836 St Andrew's Church, The Street – T1, T2 & T3 Yew – Crown lift to 3m from ground level & overall crown reduction by 3m. **This application was still undetermined as of 14 January 2025.**
- (b) Application No. P/TRD/2024/06909 Lower Reaches, Riverway - T1 Salix - Top by 3m to remove damage & deadwood T2 Cupressus – Remove T3 Cupressus (multi stem) – Remove one split collapsed stem and two angled unstable stems Various trees, mainly Cupressus - Removal of broken/failed branches All works to be done under Regulation 14 (S198) – Does not require permission.
- (c) Application No. P/NMA/2024/07271 Sea Meadow, Higher Sea Lane - Non-material amendment to planning permission P/HOU/2024/03558 (Demolish existing garage and store and erect

replacement building) - to masonry cavity walls with a painted render finish to match house. For information purposes only. **Granted 16/12/24.**

- (d) Application Nos. P/CLP/2024/07395-07402 28, 29, 30, 32, 34, 35, 36, 38 Wesley Close – Certificate of Lawful Use - The proposal is to add Solar Panels and an Air Source Heat Pump to a property in a conservation area. For information purposes only.

PL25/08 CORRESPONDENCE/OTHER

- (a) Outstanding correspondence with DC Planners – Meeting not yet been arranged but Belinda is still trying to co-ordinate this as far as we know. Last month it was agreed to write a further letter to DC Planners picking out just the things from the minutes that haven't been acknowledged, in particular relating to the non-compliance of the NHP. It would be useful to know if the Parish Council has unreasonable expectations or is misunderstanding what is required. Julie would now draft a letter to DC for approval by the Committee and copies would be sent to Belinda as well as Edward Morello, the new MP for West Dorset.
- (b) Correspondence from Rural Housing Enabler re Housing Needs Survey – **(circulated by email with agenda for consideration by Committee)**
There was a discussion and generally members were concerned how to seek out the appropriate people as the sample Survey seemed long and confusing. It was agreed that the initial step should be a flyer to be delivered to every household, together with posters displayed in shops and on social media. This should be eye catching and try to grab people's attention. From this initial survey, if people come forward, it is felt it would be worth proceeding with a full Survey. However, it is felt that this could be better tailored to Charmouth and the Clerk will check with Jacqui Cuff as to whether there are specific questions which have to be included. Melanie Harvey agreed to be the co-ordinator and Matt Smith agreed to help with the design of a flyer/poster which could be agreed by the Council at the meeting on 11 February. Sally would also be happy to help where she could. Following the information provided last October on the current social housing developments in Charmouth, the Clerk would also ask Jacqui if she is able to provide information on which properties are still part of the social housing stock.
- (c) Withdrawal of Charmouth Stores Application for solar panels (March 2024). Julie Leah reported that DC had asked Charmouth Stores to withdraw this application but it didn't make any sense. It was agreed that the question of how this came about could be included in the letter to DC.
- (d) Verifying Dorset's Heritage Assets. It was reported that Andrew Lightfoot had taken on this task and is now chasing it up in light of a recent consultation relating to Dorset's Heritage Assets where nothing appears to be listed for Charmouth.

The meeting closed at 6.45pm.

Proposal:

PL25/08(b) Flyer/Poster for initial survey of housing need

Comments from Charmouth Parish Council

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.

Appeal Reference: APP/D1265/W/24/3354386

The Parish Council is in complete agreement with Dorset Council's refusal of this planning application to further develop Ammonite. The comments made by the Parish Council on the initial application still stand and we would like to add the following:

When the property was transferred from Dorset Council's use and sold to private ownership in 1999 (but the Parish Council excluded from buying the property) it was always on the understanding that the property should not be used for more than occasional use so as to keep it within the intention and covenant of the original ownership by Bridport Rural District Council to whom it was gifted in 1928. From 2002 onwards, whilst the Parish Council encouraged the enhancement and good upkeep of the property, it has always asked that this restriction of use be maintained. This restriction has however been gradually eroded with the eventual granting of the use of the property for a holiday residence but with the restriction that it only be used for periods of two weeks and only by friends and family within the months of March to October. The continued development of this property is not felt to be appropriate, and the type of upgrade suggests the intention for the property to be used for longer periods of time.

In addition, the Parish Council is very concerned that the carrying out of any building works could have a significant impact upon its Foreshore amenity. The question of how building materials, workmen and tools would be got to the property without either damage to the surrounding green areas and or impacting upon the critical narrow road and narrow pavement to the Foreshore beach swimming area, the Old Cement Factory housing the Heritage Coast centre, Beach café, defibrillator and toilet facilities and to the Council Car park and beach huts. This is potentially a significant issue. These are the primary source of income for the Parish Council and, whilst there is another large private car park, the Parish Council car park provides the only dedicated disabled parking at the part of the promenade accessible to wheelchairs and those with mobility issues, including our elderly population. Any restriction or obstruction no matter how temporary can cause significant impacts upon traffic flow which could further impact upon access to the school located just before the beach access road. This is the reason why no trade or large vehicles are allowed down this road.