

# Charmouth Parish Council

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## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 9 JULY 2024 AT THE ELMS

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

### PL24/17 APPOINTMENT OF CHAIR

Julie Leah was nominated by Katie Moore following no other nominations, this was seconded by Judith Sheppard and it was

**RESOLVED that Julie Leah be elected as Chair of the Planning Committee for the coming year.**

### FGP24/18 ELECTION OF VICE CHAIR

Judith Sheppard was nominated by Julie Leah, following no other nominations, this was seconded by Katie Moore and it was

**RESOLVED that Judith Sheppard be elected as Vice Chair of the Planning Committee for the coming year.**

FGP24/19 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS - No members of the public were present.

PL24/20 APOLOGIES FOR ABSENCE - Apologies for absence were received from Jane Bremner (away).

PL24/21 DISPENSATIONS – No dispensations had been received.

PL24/22 DECLARATIONS OF INTEREST – There were no declarations of interest.

### PL24/23 MINUTES

**RESOLVED that the minutes of the meeting of the Planning Committee held on 12 March 2024, circulated to members, were a correct record and these were signed by the Chair.**

### PL24/24 COMMITTEE TERMS OF REFERENCE

The slightly amended ToR circulated with the agenda were approved by the Committee.

### 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)

A copy of correspondence sent to DC had been received from Mr and Mrs Oldham and this had been circulated to all Committee members.

Parish Council comments -

**General biodiversity impact: The Parish Council would like to emphasise that it is concerned about the impact of this development on the green space of this locality. The Neighbourhood Plan (Policy HRA1 and NE3) seeks to protect the wildlife corridors and mature gardens. The development of Follies has resulted in the removal of a significantly sized wildlife pond, removal**

of lawn, the increase in hard landscaped areas and now the removal of further hedgerow, albeit with a view to replanting. There is also concern about the impact of increasing amounts of hard surfacing throughout the village which is causing increased surface water related overburdening of the sewage system.

**Hedgerow removal:** The existing hedgerow, which is to be removed, is predominantly escallonia (and bramble). The proposed replacement with *Griselinia littoralis* is of concern. Whilst this has the benefit of being a fast-growing evergreen, providing a good screen which is resilient to coastal conditions and extreme weather, it also is known by local gardeners to provide very little biodiversity support as it is rarely left to flower (to keep it as a hedge means cutting before flowering) and does not seem to provide the right internal branching structure for nesting. In order to compensate for impact of other changes as listed above the Parish Council would strongly prefer to see a mixed native hedgerow, which could include some *Grisellina*, but also include species such as hawthorn, escallonia, vibernum etc which provide a good screen, pollination, foraging and nesting habitats. This would also look visually attractive for neighbours and road users with flowers, berries and changing leaf colour.

**Incorporation of study room:** The NHP requires that rear garden space is retained commensurate with the size of the property and meet the needs of anticipated occupiers (Policy H4). The conversion of one of the bedrooms into two rooms could be seen to be encouraging the use of the property as a three bedroomed house which would mean potentially the rear garden does not provide adequate scope for a family.

- (g) Application No. P/HOU/2024/02018 Follies, Five Acres – Proposed rear extension and carport – Car port and shed: The Parish Council would like to emphasise that it has already raised concerns about the impact of the conversion of the garage of Follies into a house and the division of one plot into two which has required the removal of a significantly sized wildlife pond, lawn and hedgerow, albeit with a view to replanting. This is not in keeping with the Neighbourhood Plan which seeks to protect the wildlife corridors and mature gardens (Policy HRA1 and NE3) and the open character and wide vistas of Charmouth.

The addition of a car port and shed whilst relatively low impact still presents a further undermining of the policy and positions a building where there was not one present before. This raises the possibility of the building being further developed into a more extensive structure than a car port and shed further down the line. There is also concern about the impact of increasing amounts of hard surfacing. The latter is being seen throughout the village and is contributing to surface water related overburdening of the sewage system.

**Rear extension:** The addition of a low-level rear extension, whilst not significantly impacting on the appearance of the house, raises some concerns. Access for development will be difficult as there is only access via paths around from the front of the house and the steep path up from the driveway. The path to the south of the house nearest to the proposed extension has a mature *lonicera* hedgerow. There will be a need for considerable excavations of the raised beds at the back which are currently held in by stone walls and the method by which this can be done needs to take into account the difficulty of access and the need to protect the hedgerow and other boundary trees. As there are issues of large volumes of water passing down Westcliff Road during periods of high rain fall, surface water drainage will also be an important factor.

- (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. **No objections.**
- (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 - **Julie Leah and Judith Sheppard are happy to attend a Zoom meeting arranged by Cllr Belinda Bawden.**
- (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 – **it was agreed that a separate Tuesday evening date in the Autumn be suggested when all Councillors would be invited.**
- (c) Possible Dorset Council Planning changes were noted.

The meeting closed at 6.41pm.