

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 12 NOVEMBER 2024 AT THE ELMS

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

FGP24/36 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS – No members of the public were present.

PL24/37 APOLOGIES FOR ABSENCE - Apologies for absence were received from Mike Smith (holiday).

PL24/38 DISPENSATIONS – No dispensations had been received.

PL24/39 DECLARATIONS OF INTEREST – There were no declarations of interest.

PL24/40 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 10 September 2024, circulated to members, were a correct record and these were signed by the Chair.

PL24/41 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/CLP/2024/05225 Lane End, Barrs Lane – Conversion of 2 maisonettes at 1 & 2 Lane End into a single dwelling. Reinstate a staircase, brake through ceiling and floor and combine gas, elec and water. **Notification for information purposes only. Granted 2/10/24.**
- (b) Application No. P/HOU/2024/05181 32 Ellesdon – Demolition of single storey rear extension. Erection of single storey rear extension. **Charmouth Parish Council support this application as it seems to have been designed with considerable thought for impact on neighbours and will increase the capacity of the property to support a growing family in line with Policy H4 of the Charmouth Neighbourhood Plan. Granted 9/10/24.**
- (c) Application No. P/FUL/2024/04854 Romany, Lower Sea Lane – Erection of Replacement Dwelling - **Charmouth Parish Council cannot fully support this application as the change of position of the build means it does not appear to comply with the Charmouth Neighbourhood Plan. Section 8.30 states “redevelopments should normally occupy the original footprint. In line with LP-ENV 16 requiring that development should be designed not to impact on the amenity and quiet enjoyment of residents. Any proposal should avoid adverse impacts of overlooking, loss of privacy, window shadowing of neighbouring properties with a minimum distance of 20 m (65.6 ft.) between facing habitable room windows. This approach is also in line with LP-ENV 12 which requires that alterations or extensions should not overpower the original building or neighbouring properties.”**
Policy H4 also states that the size, scale, mass, height, layout, plot sizes and positioning, density and access of housing development must be designed to:
 - reflect the prevailing settlement pattern (plot size, spacing between buildings, orientation and shape) and density of development in the immediate locality;

- protect the neighbours' amenity, in particular, from overlooking, loss of light, over dominance.

The Parish Council acknowledges that the response of the architect attempts to alleviate these concerns but would like to see more evidence supporting this.

The Parish Council has no objection in principle to the demolition of the current property which is not of significant heritage value and supports the building of a new energy efficient property which complies with Policy CC1 of the Charmouth Neighbourhood Plan.

As part of good design, the Parish Council would like to see increased capture of water where possible in water butts / underground tanks to achieve separation of the surface water from the sewage system to help reduce the over burdening of the sewage system which is leading to pollution.

Amended plans received for further comments - **The footprint of the newly amended plans appears to address the concern of the possible negative impact on neighbouring houses and as such the Parish Council approves of the new plans. Withdrawn 9/11/24.**

- (d) Application No. P/HOU/2024/05441 / P/LBC/2024/05442 The Stone House, The Street – Retain wall and gate with alterations proposed to both - **Charmouth Parish Council is in agreement with the new proposed work to remediate the previous repairs/new gate as this work is now appropriate in design and character and follows the advice given by the Conservation Officer. Granted 29/10/24.** It is hoped that the fact that the Parish Council highlighted that the original work was not in keeping was taken on board by DC, resulting in this new application.

PL24/42 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/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). **Granted 30/9/24.** It is disappointing that there has been no acknowledgement of the comments from the PC about the hedging.
- (b) Application No. P/HOU/2024/02018 Follies, Five Acres – Proposed rear extension and carport. **Granted 30/9/24.** Again it is disappointing that the comments from the PC have not been acknowledged in the approval.
- (c) Application No. P/HOU/2024/04611 9 Hammonds Mead – Demolish existing conservatory and erect single storey rear extension. **Granted 3/10/24.**
- (d) Application No. P/HOU/2024/04502 Saffron Cottage, Five Acres - Removal of garage, front utility room and existing sunroom. Replace with new ground floor rear and side extension. New front & rear dormers. **Granted 11/10/24.**
- (e) Application No. P/HOU/2024/04101 1 Hollybank, Higher Sea Lane – Erect single storey side extension (demolish existing conservatory). **Granted 3/9/24.**
- (f) Application No. P/HOU/2024/03558 Sea Meadow, Higher Sea Lane – Demolish existing garage and store and erect replacement. **Granted 9/9/24.**
- (g) Application No. P/HOU/2024/04092 Freedom Heights, Westcliff Road – Convert garage to ancillary living accommodation & remodel upper dormer window. Insulate & render upper elevations. Replace concrete pantiles on roof with slate. **Granted 28/10/24.** Yet again it is disappointing that there is no acknowledgement of the concerns that this does not comply with the NHP.

- (h) Application No. P/TRD/2024/05652 Jasmine Cottage, Five Acres – T1 Swedish Whitebeam – Sectional Fell Under Regulation 14 (S198) – **Does not require consent.**
- (i) 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. **The Parish Council has no objections to this application which seems reasonable as the trees have got very large.** This application is yet to be determined.
- (j) Further comments sent regarding the felling of the trees at the front of Freedom Heights, Westcliff Road - **The Parish Council is concerned to see that the spruce tree situated on the front verge of Freedom Heights has been cut down. This appears to substantiate the concerns voiced in the Parish Council's comments on the planning application for Freedom Heights (P/HOU/2024/04092) namely that the tree was absent from any reports or diagrams. Whilst the tree has no specific protection as it is not within the conservation area, it is upsetting to see that a tree has been removed for no apparent reason and concerning that this does not appear to be noted on the planning application as part of the biodiversity report. The Charmouth Neighbourhood Plan aims to protect the semi-rural aspect of the village by protecting green spaces including hedges, trees and verges linking one green area to another to create wildlife corridors (section 6.5). Trees in this particular location also serve to help with coastal protection from wind and to increase stability of the hillside and add to the vistas. The Parish Council would ideally like to see mitigation put in place at the site, over and above the planned planting, to compensate for the removal of this tree.** No acknowledgement of these additional comments has been received.

PL24/43 CORRESPONDENCE/OTHER

- (a) Outstanding correspondence with DC Planners – Meeting not yet been arranged. Belinda is still trying to co-ordinate a meeting. However, it was felt that a further letter should be sent to DC Planners picking out just the things from these 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 draft a letter to DC and copies would be sent to Belinda as well as Edward Morello, the new MP for West Dorset.
- (b) Meeting with Rural Housing Enabler – 1 October 2024 – (notes circulated). The Committee would like to make a proposal to Full Council to ask Jacqui Cuff (RHE) to commission a Housing Needs Survey as a first step.
- (c) Basic Planning Training attended by Julie Leah (notes circulated) – interesting information for future reference.

The meeting closed at 6.55pm.

Proposal:

PL24/43(b) Housing Needs Survey