

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 10 SEPTEMBER 2024 AT THE ELMS

In attendance: Cllrs Julie Leah (Chair), Sally Roberts, Judith Sheppard, Matt Smith, Mike Smith and the Clerk, Lisa Tuck. Two members of the public were also in attendance.

FGP24/28 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS – Mrs Samuel spoke about their objection to the application for Freedom Heights. A summary of points made was left for the Committee.

PL24/29 APOLOGIES FOR ABSENCE - Apologies for absence were received from Katie Moore (personal).

PL24/30 DISPENSATIONS – No dispensations had been received.

PL24/31 DECLARATIONS OF INTEREST – There were no declarations of interest.

PL24/32 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 9 July 2024, circulated to members, were a correct record and these were signed by the Chair.

It was agreed by the Committee to move the item relating to Freedom Heights to allow discussion whilst Mr and Mrs Samuel were present.

PL24/33 (d) 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.

After a discussion it was agreed that the Parish Council object to the application for many of the reasons stated in the objections from neighbours (submissions received from Mr and Mrs S Samuel and Mr A Oldham which had been circulated to Committee members prior to the meeting). The issues for objection relating to material considerations and the NHP were agreed and Julie Leah would draft the proposed comments for submission and circulate to Committee members for final approval.

Charmouth Parish Council cannot support the application in its current form as it appears to contravene the Charmouth Neighbourhood Plan. The considerable improvements to the energy efficiency are welcome and comply with Policy CC1. However, the increase in the size of the roof to include a large vaulted dormer to the Western side of the property appears to contravene *Policy H4 point 6 : Housing Form and Layout whereby 'The size, scale, mass, height, layout, plot sizes and positioning, density and access of housing development must be designed to protect the neighbours' amenity, in particular, from overlooking, loss of light, over dominance or general disturbance during construction'*. The increase in size of the dormer, its close proximity to the next property and the presence of new windows overlooking their garden means that their amenity will be compromised in terms of light and privacy. There is no mention in the biodiversity report of the removal of the medium to large tree which is on the large lawn area currently at the front of the driveway however this tree is not shown in any of the

photographs and appears to be missing on the Design and Access Statement. The Parish Council would like clarity on whether this tree is to be kept.

The removal of both garages is a concern as this is likely to lead to the requirement for further storage to be built on the garden area to house outdoor items such as garden tools and the need for more hard standing areas to be created.

Over burdening of the sewage system with excess surface water due to the increasing amounts of hard standing in Charmouth is an issue leading to pollution.

For this reason, the Parish Council would ask that any design where the roof area and hard standing areas have increased to include capture of water where possible in water butts / underground tanks and separation of the surface water from the sewage system which is completely possible as the surface water drains pass at the front and rear of the property.

PL24/33 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/HOU/2024/03558 Sea Meadow, Higher Sea Lane – Demolish existing garage and store and erect replacement – **The Parish Council has no objections to this application as it is allowing better and safer use of the area and creating more scope for use of the garden area. There is slight concern that as the proposed structure is a little higher, this might have a small impact on the neighbours in The Croft and The Kitchen Garden. In addition, the “Design and Access statement” states that surface water would be captured and sent to the “surface water sewer”. It would be preferable if, as part of the redesign, water could be captured in water butts and the overflow sent to the surface water system rather than the combined sewage network if possible.** Permission granted 9/9/24.
- (b) Application No. P/HOU/2024/04101 1 Hollybank, Higher Sea Lane – Erect single storey side extension (demolish existing conservatory) - **The Parish Council has no objection to this proposal as it involves replacing a building in poor condition with one which will be energy efficient and only of slightly larger dimensions which will create a usable living space. There appears to be no detrimental visual impact or significant loss of garden space.** Permission Granted 3/9/24.

To be dealt with at the meeting:

- (c) 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 Bases – Notice of Appeal – any further representations to be made by 16 September. Do the Committee wish to make further representation? The comments made previously were also attached to the email with these notes. **The original comments were shown on the screen and it was agreed that no further comments were required.**
- (d) had been dealt with at the start of the meeting.
- (e) 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. Comments made on the previous application were also attached to the email with these notes for your information. **Charmouth Parish Council supports this application. The plans appear to be an improvement of the existing structure which has very little architectural value, restrictions on use due to layout, and is of low energy efficiency. The new build appears to provide a better family home and is being proposed to create minimal disruption or imposition to the neighbouring housing. This complies with the Charmouth Neighbourhood Plan Policy H4 on**

Housing Form and Layout and Policy CC1 on Energy Efficiency. In terms of water conservation, as the increased roof area will increase the surface water capture of the building, an increase in collection of water with water butts / under driveway tank and the separation of water to the surface water drain in Five Acres would be hoped for to help with the issue of surface water overburdening of the sewage network.

- (f) Application No. P/HOU/2024/04611 9 Hammonds Mead – Demolish existing conservatory and erect single storey rear extension. **The Parish Council has no objections to this application as it will be more energy efficient and improve usability by replacing the conservatory with a more permanent structure. It is a similar footprint to the existing structure and is single storey so won't have an impact on neighbouring properties.**

PL24/34 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). Undetermined as of 10/9/24.
- (b) Application No. P/HOU/2024/02018 Follies, Five Acres – Proposed rear extension and carport. Undetermined as of 10/9/24.
- (c) 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. **Granted 27/7/24.**
- (d) Application No. P/TRC/2024/03634 Grasmere, The Street – T1 Holly – Fell – **Granted 24/7/24.**
- (e) Application No. P/TRC/2024/03771 Langley House, The Street – T1 Bay – Cut branches & trim foliage back to boundary & reduce overall height to approximately 4m; T2 Yew – Fell; T3 Holly – Cut branches & trim foliage back to boundary; T4 Ash – Fell – **The Parish Council has some concerns over the extent of the proposed tree work. The trees currently provide an extensive habitat and an attractive green space with a considerable amount of bird life attracted to them and potential roosting habitat for bats. Some of the trees have got very large and are very close to the wall so the Parish Council appreciates that some work is required. The two trees of main concern are the large ash tree and the large yew tree which are requested to be felled. These could possibly be kept but pruned to be more in keeping with the size of the plot and closeness to the wall by raising the canopies and reducing the height. As the ash seems currently healthy and yew trees are so important for supporting wildlife plus the critical importance of retaining as many large trees as possible for the purposes of climate change mitigation, the Parish Council would ask that this could be taken into account. Granted 7/8/24.** Julie felt that once again no notice had been taken of the Parish Council's comments relating to this application and wondered what the point of the new Tree Warden Scheme is. This would be included in items to raise with the Planning Officers when a meeting is held.
- (f) Application No. P/TRC/2024/03793 Courtfield, The Street – T1-T12 (except T9) Reduce Height; T9 Bay – Fell - **The Parish Council has no objection as the proposed work which is necessary maintenance and pruning to keep the shrubs, trees and plants in good health. The removal of branches will prevent potential damage to existing garden structures and the house. Granted 2/8/24.**
- (g) Application No. P/TRC/2024/04349 Lower Sea Lane - T1 Griselinia - Reduce entirely by up to 2m & shape to clear utility cables, remove deadwood, dieback and epic growth. **Parish Council's own**

application via tree surgeon. Granted 28/8/24. This has now been completed following permission from DC. Staff to be advised the best way to keep this from getting out of hand again.

- (h) Application No. P/FUL/2023/06723 Charmouth Stores, The Street – Removal of shed and installation of 17 ground mounted solar panels at rear of shop. **This application disappeared from the planning portal completely and apparently due to lack of information it was deemed invalid.** The Clerk was asked to enquire why this application was deemed invalid.

PL24/35 CORRESPONDENCE/OTHER

- (a) Outstanding correspondence with DC Planners – Meeting being arranged. Belinda is co-ordinating a meeting involving Julie and Judith. Andrew Lightfoot has been asked if he would be involved as he was Chair of the Committee when the correspondence was sent. The Clerk was asked to chase this up with Belinda.
- (b) Meeting with Rural Housing Enabler – 1 October 2024 at 6pm (all Councillors). All Councillors had indicated that they could attend. It is hoped that long term rental options would be included.
- (c) Changes to Dorset Council Planning Following mention of this at the last meeting, DC have now agreed to the following changes which were circulated to all Cttee members in a newsletter:
- Major applications will automatically need to be referred to the planning committee if there is a representation from a Dorset Council Member or the Town/Parish Council which is contrary to the officer recommendation.
 - For non-major applications, if there is a representation from a Member or the Town/Parish Council which is contrary to the officer recommendation, then the Case Officer will need to contact the Chairman and Vice-Chairman of the relevant planning committee, for their decision as to whether the application should be referred to the planning committee.
- (d) Concerns about the building work on Land South of Nutcombe Close Concerns have been expressed to the Parish Council by neighbours at Nutcombe Terrace to various problems relating to the build and the lack of responsibility by the builders as well as not being able to contact relevant people to help. The Clerk confirmed that the access road definitely belongs to Magna Housing and suggested that they contact Belinda as the Ward Member to check that the Planning Permission isn't being breached. It was agreed that this is a classic case where DC didn't listen to the PC's objections and now issues are being experienced. This too would be included in forthcoming discussions with the Planners.

The meeting closed at 6.55pm.