

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

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 10 JANUARY 2023 AT THE ELMS

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

PL23/01 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS – No members of the public were present.

PL23/02 APOLOGIES FOR ABSENCE - Apologies were received from Peter Noel (work commitments).

PL23/03 DISPENSATIONS - There were no dispensations.

PL23/04 DECLARATIONS OF INTEREST - There were no declarations of interest.

PL23/05 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on the 8 November 2022, circulated to members, were a correct record and these were signed by the Chair.

PL23/06 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/FUL/2022/06783 Land South of Nutcombe Close – Construction of a 3 bedroom residential property with cart lodge and workshop – **See comments Appendix 1. Reconsider further comments following more information received on the removal of garden biodiversity.**

Julie Leah raised concerns that she had encountered since the submission of the Council's comments had been made. Extensive habitat removal had occurred and several potentially illegal acts had been committed, ie, removal of a hedgerow and removal of hedgehogs in an AONB/Conservation Area. A screenshot from google maps was shown to the Committee, indicating how much of the site had been cleared.

It was agreed that a letter should be sent to the Head of Planning regarding the Committees concerns. The letter would also mention, lack of apparent notice of surface water drainage not being diverted into the sewage system; Non-Material Amendments; notification of tree pruning applications.

Dealt with at the meeting:

- (b) Application No. P/HOU/2022/07723 2 Parkway – Erect rear extensions and new roof to garage (demolish existing conservatory) - **The Parish Council feels that this application complies with Policies H4 Housing Form and Layout and H5 Housing Design in the Charmouth Neighbourhood Plan.**

In addition, the Parish Council would like to see inclusion of methods of retaining water such as water butts and water tanks as well as ensuring that surface water is passed to road drainage rather than the sewage system.

It is recommended that the proposal be approved.

- (c) Application No. P/FUL/2022/07661 Fernhill Coppice - Formation of dropped kerb to create new vehicular access - **The application fails to make clear why a dropped kerb is required in this location. Hence, the Parish Council reserves judgement on the need and recommends that the Planning Officer thoroughly research the applicant's intentions.**
- (d) Application No. P/FUL/2022/06561 Bymead House Nursing Home, Axminster Road - Erect building for staff accommodation as part of C2 Care Home facilities - **The Parish Council whole-heartedly supports the principle of providing staff accommodation for the nursing home. The proposal broadly satisfies policies H4 Housing Form and Layout and H5 Housing Design in the Charmouth Neighbourhood Plan. The Parish Council does have reservations about further development in the more rural fringe of the village so suggests that, if approved, this should not be regarded as a precedent.**

In addition, if space permits, the Council would like to see the removal of two apple trees compensated by planting two new ones.

Finally, the Parish Council would like to see inclusion of methods of retaining water such as water butts and water tanks as well as ensuring that surface water is passed to road drainage rather than the sewage system.

Approval of this proposal is recommended.

PL23/07 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) Tree Application P/TRC/2022/07165 The Old Manor House, The Street – T1 Leylandii – Sectional fell as low as possible – outgrown location. T2 Leylandii Hedge – Remove – outgrown location – **Whilst the Parish Council is concerned about the removal of any large trees due to the potential for trees to capture and help with coastal wind reduction, the single tree and hedging have clearly outgrown the garden and removal would enable the other trees to thrive. Granted 7/12/22.**
- (b) Tree Application P/TRT/2022/07622 Charmouth Community Library, The Street - T1 Holly - Reduction of 2m overall - to allow light into property & growing into cypress T2 Cypress – Deadwood – **no objections. Granted 22/12/22.**
- (c) Tree Application P/TRT/2022/07877 Hawthorns, Downside Close - T1 Oak – Pollard to a max height of 8m from ground – to provide clearance – **no objections.**
- (d) Application No. P/NMA/2022/07573 Chimneys, Higher Sea Lane – Non material amendment – Extension of side single storey roof to rear, to allow a small overhang area from kitchen side external door. Timber post to support. To planning permission (P/HOU/2022/03458 (Remove chimney breast; Install flue and solar panels; New windows and doors; Decking and pitched roof to existing side extension). **NMA's for information only. Granted 22/12/22.**
- (e) Application No. P/NMA/2022/07764 2 Downside Close – Non material amendment – deletion of proposed 2 new small windows in existing west elevation; deletion of proposed 2 new roof lights in front extension; deletion of proposed new staircase to remodelled balcony at front of property; to

planning permission P/HOU/2022/02787 (Erection of extension and remodelling of existing dwelling). **NMA's for information only. Granted 21/12/22.**

- (f) Application No. P/VOC/2022/05226 Cherry Tree Cottage, Meadow Way – additional plan re parking provision – **granted 8/12/22.**
- (g) Application No. P/HOU/2022/06106 and P/LBC/2022/06107 Carrum House, The Street – Proposed installation of Air Source Heat Pumps (x 2) in rear garden, removal of part dwarf rubble stone wall, install concrete base and rubble stone return walls. Also below ground services trench and hole (below) ground in rear wall to allow service entry/exit – **granted 7/12/22.**
- (h) Application No. P/HOU/2022/06334 3 Greenhayes – Erect single storey extension and decking area – **granted 16/12/22.**
- (i) Application No. P/HOU/2022/05451 Backlands Farmhouse, The Street – Erect rear extension and hard landscaping – **granted 15/12/22.**

PL23/08 CORRESPONDENCE/OTHER

- (a) Dorset Deserves Better – Open letter to Cllr Spencer Flower together with reply (previously circulated). **Noted.**
- (b) Copy of letter to Cllr Bawden from Clive Polley, Neighbridge Cottage regarding a recent planning application for an additional dwelling in the garden (previously circulated). **Noted.**
- (c) Confirmation from Dorset Council that tree felling applications will be notified to Parish Councils from 1 December. **Noted.**
- (d) Concern over removal of hedges – Manor Farm Holiday Centre – **Noted.**
- (e) Dorset AONB Community Tree Scheme – survey responses (previously circulated) (**suggested responses attached B**). **Responses agreed by the Committee.**

The meeting closed at 6.40pm.

Signed

Dated

APPENDIX 1

Application No. P/FUL/2022/06783 Land South of Nutcombe Close Construction of a 3 bedroom residential property with cart lodge and workshop

Charmouth Parish Council recognises that the proposal complies with Policy H1: New housing development in the Charmouth Neighbourhood Plan provided that it also satisfies Policy H3, namely that the property will be restricted, in perpetuity, by legal agreement to its occupancy as a principal residence.

Also, the proposal largely complies with Policy H4, housing form and layout; however, there is concern that the largely southerly orientation of the outlook from the property will significantly impinge on the amenity of at least two neighbouring properties through overlooking. Since it is impossible to gauge the significance of this from Nutcombe Close, the Parish Council urges the Planning Officer to thoroughly investigate this aspect.

The proposal mostly complies with Policy H5: Housing design with one notable exception. The site has already been cleared of most vegetation so it is not possible to assess whether 'retaining the maximum amount of existing on-site natural features and boundaries' has been satisfied. Therefore, at the very least if the application is approved, there should be a requirement both to protect the remaining mature trees and to enhance the boundaries on all sides of the plot with new, native planting in order to satisfy Policy NE3: Biodiversity and Natural Habitats.

The intention to comply with Policy CC1: Energy efficiency is welcomed but it is noted that there is no explicit reference to management of surface water so would encourage the requirement to avoid hard landscaping as much as possible, to collect rain water in butts and to prevent surface water draining into the sewage system.