

Charmouth Parish Council

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MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 6.00PM ON TUESDAY 16 JANUARY 2024 AT THE ELMS

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

PL24/01 PUBLIC QUESTIONS, COMMENTS OR REPRESENTATIONS - No members of the public were present.

PL24/02 APOLOGIES FOR ABSENCE - There were no apologies for absence.

PL24/03 DISPENSATIONS – No dispensations had been received.

PL24/04 DECLARATIONS OF INTEREST – There were no declarations of interest.

PL24/05 MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 3 October 2023, circulated to members, were a correct record and these were signed by the Chair.

PL24/06 APPLICATIONS

Dealt with by delegated authority due to timescales:

- (a) Application No. P/HOU/2023/06104 1 Meads Cottages, Lower Sea Lane – Erection of new roof with increased pitch and erection of single storey link from studio to dwelling - **Charmouth Parish Council had no objection to the previous application and note that no public objections were lodged. This proposal, being single storey rather than two storey, is equally acceptable. Given the compressed nature of the housing in the immediate vicinity, it is felt that the proposal does not contravene any aspects of policies H4 and H5 in the Charmouth Neighbourhood Plan. The external appearance will be improved while use of the existing building footprint means there will be no loss of open space.**
- (b) Application No. P/NMA/2023/06560 Spindrift, Higher Sea Lane - Non-material amendment to Planning permission P/HOU/2022/06564 (Erection of first floor extension, single storey side and rear extension and extension to driveway) - adjust window position on East Elevation and reduction of ground floor extension - **Notification for information purposes only.**
- (c) Application No. P/FUL/2023/06429 Holmside, Higher Sea Lane – Demolish existing and erect a two storey low energy dwelling - **Charmouth Parish Council supports this application. The Design Statement is excellent and demonstrates an extremely well thought through proposal following clear principles providing the context for well articulated objectives. The proposal fully satisfies Charmouth Neighbourhood Plan policies H4 Housing Form, H5 Housing Design and CC1 Energy Efficiency. Nevertheless, there are three matters we wish to draw attention to for further consideration.**

Firstly, as well as the energy conservation measures which are being addressed to a high standard, we would like water conservation to be incorporated as carefully. A new build should be able to capture, store and use 'grey' water in order to minimize both fresh water use and surface water run off. Furthermore, many properties in the village built in the 1970's are not connected to the surface water system so we request that priority is given to checking that the 'existing drainage'

referred to in the application enables clean water separation to ensure the least possible burden is imposed on the sewage system.

Secondly, several recent construction projects in this vicinity have placed increased loads on the road surface which is beginning to crack, particularly on the bend in Higher Sea Lane below the site. Hence, provision for repairs should be planned.

Thirdly, since this is far from being a like-for-like replacement of the existing property, it would be reasonable to apply the Principal Residence policy for new builds, as specified in policy H3 New Housing of the Neighbourhood Plan.

- (d) Application No. P/FUL/2023/06208 Workshop Langmoor Manor, Fernhill – Erect store shed/workshop - **Charmouth Parish Council supports this application. For an industrial building out of the public view, it is an attractive design with strong sustainability credentials, so supporting Neighbourhood Plan Policies BET2: Economic Development and CC1: Energy Efficiency.** It's one concern relates to the soakaway. While the Geotechnical Survey suggests that the identical amount of rain falling on the ground will be passed into the soakaway, it will of course be concentrated on one spot, potentially increasing the chance of instability at that location. It is requested that this aspect is carefully considered since it is such a sensitive issue in Charmouth.
- (e) 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 - **Charmouth Parish Council does not support this application. As it commented for the previous application, the absence of a Design Statement and Sustainability Statement significantly limits the information available so comments can only be based on the plans and elevations presented.** With a substantial remodeling such as this, it would be expected that greater effort would be made to improve energy efficiency and water conservation than appears to be the case. The two PV panels shown are very small and as such there is no significant contribution to the Neighbourhood Plan policy CC1: Energy Efficiency. While the north facing elevation shows an improvement, the design of the south facing elevation does not accord with other properties in the vicinity and would appear quite overbearing, contrary to Policy H5: Housing Design. As stated previously, by creating the living space at the first floor level with a substantial balcony, the sense of being overlooked is significantly increased compared to the current configuration.

To be dealt with at the meeting:

- (f) 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 - **Charmouth Parish Council has a number of significant concerns regarding this application. Firstly, contrary to some of the assertions in the application, we feel that it would constitute a substantial and stark imposition in the landscape which is already heavily populated by large, bright and shiny caravans. The scale of the development, in both the number of caravans and their size, combined with the geometric siting plan, would be very visible not only from the South West Coast Path but also many other places in the village. Ironically, many existing caravans in the Newlands Park face directly towards the proposed site. In contrast, relatively little is proposed in the form of soft landscaping which would mitigate the visual impact. Certainly, the development would detract from the quality of the landscape around Charmouth and would contravene Charmouth Neighbourhood Plan Policy NE1: Landscape.** The site is very close to the A35 which is in a very shallow cutting at this point: hence, noise and air pollution are factors which degrade the attractiveness of this location for visitor enjoyment. Neighbourhood Plan Policy NE6: Pollution states that ...'any development.. in proximity to the A35 should include a noise assessment and, where appropriate, measures to reduce noise'. While some measures are proposed in order to reduce light pollution, it is all too clear from similar sites around the

village that the use of so many caravans in close proximity, with the additional lighting installed by individual owners, significantly adds to ambient light levels.

The River Char suffers from regular sewage discharges when the system is over-burdened during heavy rain. There is concern that this number of additional caravans would compound the problem when large numbers of visitors are present.

Given the number of existing caravans adjacent to this site, an additional 23 would create a substantial community remote from the main Manor Farm facilities and therefore is likely to lead to demand for more communal services within this site. This should be planned for rather than tacked on retrospectively. The Charmouth Neighbourhood Plan covering 2021-2035 anticipated growth of around three new houses per year; this proposal for 23 permanent, static caravans should be considered in that context.

Finally, it is recognized that there would be some consequential benefit to the local economy. However, the preference would be for a smaller scale development integrated into a soft landscaping scheme which minimized adverse impacts on views to the countryside surrounding Charmouth.

(g) Application No. P/FUL/2023/07012 Bymead House Nursing Home, Axminster Road – Erection of rear extension to create additional accommodation - **Charmouth Parish Council fully supports provision of additional care home capacity within the village. The scale of this proposal and the way it is functionally integrated into the existing services seems appropriate.**

However, the design of the rear façade is in marked contrast with the existing property. While it would not be visible from any significant external positions, we would like to see further effort made to soften its appearance. As well as the treatment of the walls, the immediate surroundings would benefit from more replacement planting.

Also, drainage is a significant issue in Charmouth and the scale of this proposed extension should be able to accommodate some more radical treatment of surface water and water consumption, such as reuse of 'grey' water.

However, while advocating re-examination of these aspects of the design, this application is supported.

PL24/07 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/FUL/2023/02704 Charside, River Way – Demolish existing dwelling and erect 1 No. detached dwelling with integral garage – **Granted 20/09/2023**
- (b) Application No. P/HOU/2023/04673 1 Meads Cottages, Lower Sea Lane – Erection of first storey extension over existing studio and erection of single storey link from studio to dwelling – **Withdrawn 19/10/2023**
- (c) Application No. P/HOU/2023/04918 Lakestone, Higher Sea Lane – Proposed front extension and external alterations – **Granted 05/10/2023**
- (d) Application No. P/CLE/2023/04777 4 Mill View, The Street – Certificate of Lawfulness existing for construction of a rear extension (now housing the bathroom and kitchen) – **Granted 11/10/2023**
- (e) Application No. P/OUT/2023/00102 Liddon Field, Lower Sea Lane – Erect 1no. detached single storey dwelling (outline application to determine access only) – **Granted 25/10/2023**. Andrew Lightfoot commented that several conditions had been imposed even though this application was only an outline application, including that it should be a primary residence.
- (f) Application No. P/HOU/2023/03711 Saffron Cottage, Five Acres – Demolish garage, front utility room and existing sun room. Erect single storey rear extension and new front and rear dormers - **Withdrawn 29/11/23**.
- (g) Application No. P/HOU/2023/06104 1 Meads Cottages, Lower Sea Lane – Erection of new roof with increased pitch and erection of single storey link from studio to dwelling – **Granted 5/12/2023**

- (h) Application No. P/TRC/2023/05720 Cutty Brae, Axminster Road – T1 Yew – Canopy reduction to south east side of up to 1300mm and with cut diameters of up to 50mm – **No objections.**
- (i) Application No. P/TRC/2023/05721 1 Nutcombe Terrace, Axminster Road – T1 Willow – Re-pollard back to previous points – **Since the tree in question is multi-stemmed from about 1 metre high, if it was pollarded to the height specified, it would become a glorified shrub. The Parish Council feel that perhaps some judicious pruning at a higher level would reduce some of the bulk and height while leaving it looking like a tree. The tree doesn't appear to be affecting anyone's light or view as it stands.**
- (j) Application No. P/TRT/2023/06019 Lias Lea, Higher Sea Lane – T1 Lime – Reduction of 1.5m on south, east and west aspect. Reduction of 2.5-3m on north aspect. Reduce height by 3m - **The Parish Council consider that this is a more reasonable proposal that the one submitted and refused in January 2022.**
- (k) New Tree Preservation Order TPO/2023/0077 Downside Close – Clarification from DC – This Order refers to the Tree Preservation Order that protected several trees in 1971 prior to the planning application for several houses at Downside Close. Some of which we believe are trees that were subject to a recent tree works application, P/TRT/2023/05061. When the tree officer visited the site, he noticed that the positioning and species of the trees did not appear to match the order. The order from 1971 does not refer to any Oak trees and there are two significant oaks just a few metres away from the group in the 1971 order. For the avoidance of doubt in the future, it was deemed prudent to serve a new order to ensure that the trees were accurately included on an order - **Charmouth Parish Council welcomes any greater protection of tree cover. This particular grouping is visible from the far distance and softens the built environment while also contributing to the local biodiversity. We would be pleased to assist Dorset Council in improving public awareness of the tree protection measures in the village, especially in the Conservation Area.**
- (l) Application No. P/TRD/2023/06679 Jasmine Cottage, 5 Five Acres – T11 Swedish Whitebeam – Remove Under Regulation 14 (S198) Tree Dead or Dangerous.
- (m) Application No. P/TRT/2023/07103 Belmar, Old Lyme Hill – T1 Lime – Pollard to a finish height of approx. 12m - **Assuming the information given by the tree surgeon is correct, it sounds as though it is advisable for the tree to be pollarded. The information about lime trees being brittle is something Charmouth Parish Council would like Dorset Council arboreal team to confirm please.**
- (n) New Tree Preservation Order TPO/2023/0034 Fernhill Coppice, Fernhill – Confirmation of Order without modification under delegated powers on 1 December 2023.
- (o) New Tree Preservation Order TPO/2023/0053 1 Downside, Old Lyme Road – Confirmation of Order without modification under delegated powers on 10 January 2024.
- (p) Still Outstanding as at 9/1/24:
- Application No. P/FUL/2023/02723 Land South of Nutcombe Close – Erection of a detached dwelling. It was reported that a revised tree survey had been posted online in December.
 - Application No. P/FUL/2023/05138 Follies, Five Acres – Demolish existing garage and erect chalet bungalow. It was agreed to write to the Planners seeking inclusion of the recently amended plans, including the opaque glass in the upstairs bedroom window, in any Section 106 agreement if this application is approved to ensure additional and enduring legal force.

PL24/08 CORRESPONDENCE/OTHER

- (a) Letter sent to DC Head of Planning re Application No. P/FUL/2022/04712 – no response (originally sent 17 July, resent 14 August). Cllr Belinda Bawden is trying to arrange a meeting.
- (b) Letter sent to DC Head of Planning (cc Chair of Planning Cttee, Cllr David Shortell; Cllr Belinda Bawden; Nick Carnell, DC NHP contact) regarding updating the Neighbourhood Plan in the light of the areas at risk of flooding/coastal erosion (no response - sent 7 Sept).
- (c) Letter sent to Mr R Roskell of RRABC re Ammonite, Lower Sea Lane, seeking a conversation about access plans and Parish Council owned land (no response - sent 12 Sept).

- (d) Copy of communication to DC regarding the application for land South of Nutcombe Close and the lack of notification/site notice.
- (e) AONB Community Tree Project Webinar – Julie Leah to report.
- (f) Enquiry about status of Follies application in relation to the advertised sale.

The meeting closed at 6.35pm.

DRAFT