

CHIDEOCK PARISH COUNCIL

Minutes of **Planning Meeting** held in the Village Hall on Monday 22nd August 2016 at 3.00pm.

In attendance: Chairman Cllr. R. Carey, Cllr. D. Rogers – Vice Chairman, Cllr. L. Elliot, Cllr, R. Murray, Cllr. K. Geraghty.

1. **Apologies for absence.** Apologies received from Cllr. Campion. Cllr. Geraghty arrived at 3-15pm and gave her apologies for being late.
2. **Grant of Dispensations.** None.
3. **Declarations of Pecuniary Interests.** None.
4. **Minutes.** The Minutes of the Planning Committee Meeting of 10th December 2012 were approved at the full Parish Council Meeting of 29th January 2013.

5. **Democratic Period.**

Mr. Laurie Elliot spoke as a member of the public. He referred to the AQMA Action Plan and the Air Quality Progress Report 2014 issued 2015 and in particular Page 47. He expressed his disappointment that whilst The Clerk has written to Susan Ashford for an update no progress appears to be made. He suggested that it was time for a 'robust' letter and that he with Graham Duggan and Rob Murray should draft an appropriate letter with the suggestion that a 'response' would be needed for the next Parish Council Meeting. Mr. Elliot also expressed concerns that DEFRA were not putting enough pressure on WDDC to fulfil their obligations and suggested that a letter should also be sent to DEFRA.

6. **Planning Application WD/D/16/001600 Anchor Inn. Erect conservatory unit with retractable pergola over the existing front terrace area (Full).**

The Parish Council resolved to recommend 'refusal' of this application. In favour – Cllr. Carey, Cllr. Elliot, Cllr. Murray and Cllr. Geraghty. Cllr. Rogers abstained.

The refusal was based on the following grounds:

- i. At present the patio area proposed for development is used for external food and drink seating service only. The proposed additional roof will make exterior seating into permanent 'interior' seating thereby leading to a considerable increase to the size of the overall business on a year round basis. This in turn will draw in additional vehicular traffic for which there is no additional capacity for parking. It must be noted that Covenants restrict the use of the Car Park and do not allow for parking after Sunset, i.e. 4-30pm in the winter months. A Pergola is an arbour for plants to climb over and this application is for a substantial construction creating a significant extension to the existing building impacting on visual amenity.
 - ii. The proposed development would be detrimental to the historic architecture of the present building which is in a Conservation Area. The proposed development will have a huge detrimental impact to the setting of the Grade II Listed building adjacent to the Anchor Inn, i.e. The Anchor Cottage.
 - iii. The additional light pollution will impact on dark skies, A.O.N.B, Heritage Coast and the World Heritage Site.
 - iv. If approved, Chideock Parish Council has concerns with regard to the 76 sq. metre roof and would suggest either a water harvesting scheme or similar drainage scheme. The runoff will enter the River Winniford which we understand is a Flood Risk Area.
7. **Close of Meeting:** 4.26pm