

CHIDEOCK PARISH COUNCIL

Clerk to the Council:

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Minutes of the Planning Committee meeting held at the Village Hall, Chideock on Tuesday 22 August 2017 at 10 am.

Present: Cllrs Roger Carey, David Rogers, Rob Murray, Kate Geraghty and Laurie Elliot.

In Attendance: The Clerk and 1 member of the public.

The meeting opened at 10 am.

P157 Apologies for Absence.

Cllr Peter Hunt sent his apologies, which were accepted.

P158 Grant of Dispensations.

None.

P159 Declarations of Defined Pecuniary Interests.

No declarations were made at this point in the meeting.

P160 Minutes.

NOTED that the minutes of the Planning Committee meeting of 22 August 2016 were agreed, approved and signed at the full council meeting of 27 September 2016.

Standing Orders were suspended for the following item.

P161 Democratic Period.

A member of the public raised concerns regarding application WD/D/17/001515 for Yew Tree House.

Standing Orders were resumed.

P162 Planning Applications.

WD/D/17/001515 YEW TREE HOUSE, CHIDEOCK HILL Part of house to be used as a temporary holiday let (Retrospective) (Change of Use)

Chideock Parish Council objects to this application.

The Parish Council has a long-standing policy of objection to retrospective planning applications, which penalise those who are prepared to "play by the rules" and who do not undertake development or change of use without the necessary consents. **CC**

The Parish Council objects on the following grounds: -

- 1. The change of use has led to a considerable increase in vehicle movements onto and off the A35 (previously 2 cars, now up to 5 cars - the holiday let particulars state there is space for 3 cars at the holiday let). This is worst on a Friday which is change over day*
- 2. Exit from the property onto the A35 is by a driveway which slopes upwards towards the A35*
- 3. Exiting to travel westbound involves joining traffic which is accelerating up Chideock Hill and often travelling over the speed limit of 40 mph*
- 4. Exiting to travel eastbound involves crossing traffic which is accelerating up Chideock Hill and often travelling over the speed limit of 40 mph and then joining traffic coming down Chideock Hill in a 40 mph zone*
- 5. There is a lack of turning space at the property, which means that vehicles have been observed reversing out onto the A35, leading to potential danger*
- 6. The property is within the Chideock Air Quality Management Area (AQMA), and the presumption should therefore be against any development which adds more vehicles to the traffic flow on the A35.*
- 7. There is a long history of NO2 pollution over the EU limit of 40 µg/m3 in this AQMA - the closest monitoring point (Whitcroft) had an annual mean reading of 50 µg/m3 in 2015 (latest available figure) and there are no signs of improvement since then*
- 8. Since letting began "Overflow" parking on the nearby footway is occurring*

9. *Loss of amenity and "quiet enjoyment" by neighbouring properties from pollution caused by a) exhaust fumes from vehicles at the holiday let; and b) noise from holidaymakers and dogs staying there with no curfew.*

The Parish Council notes that: -

- 1. The application has been submitted following enforcement action*
- 2. Work to convert the house internally and construction of an extension, including the formation of a 4th bedroom, appears to have started in 2015*
- 3. The Parish Council has been informed that work appears to have been largely carried out by the owners themselves*
- 4. Several mature trees have been removed from the site, including a yew tree, on the boundary of a neighbouring property, thus reducing their privacy*
- 5. There does not appear to be a gate to shut off the drive way to keep children and dogs safe and enclosed on the site.*

The Parish Council raises the following concerns: -

- 1. Should planning permission have been obtained for the internal alterations and the extension?*
- 2. Were the alterations and extension inspected and signed off by Building Control, particularly works carried out on electricity, gas, water, sewerage and those affecting fire safety?*
- 3. It is unclear what is meant by "a temporary holiday let" - is it one-off or recurring? What are the implications, if any, of use of the holiday let accommodation for residential use during part of the year?*

If the application is approved, the Parish Council expects the following conditions to be made: -

- 1. No part of the dwelling can be sold as a separate unit*
- 2. The holiday accommodation cannot be let out on a long term basis i.e. can only be used for purposes ancillary to the residential accommodation.*

P163 Determinations.

WD/D/17/001466 TADDLE FARM BUILDINGS, NORTH ROAD Change of use of former farm buildings to storage for a marquee business (retrospective) (Full) **APPROVED**

WD/D/17/001198 HELL FARMHOUSE, HELL LANE Installation of an electric pod (Listed Building Consent) **APPROVED**

WD/D/17/001212 WELL COTTAGE, BRIGHTHAY LANE Erect ground floor extension and internal remodelling works (Full) **APPROVED**

WD/D/17/001220 HARDSTANDING AND ROCK ARMOUR SOUTH OF SEA HILL LANE, SEATOWN Place approx. 160 tonnes of rock to extend the existing rock armour structure, rebuilding sections of blockwork wall and repairs to concrete hardstanding area (Full) **APPROVED**

CC

P164 Update from the Clerk on Other Matters.

- Ashely Fox, MEP, will meet with councillors at 11 am on Friday 8 September for a site visit regarding Air Quality.

The meeting closed at 11:05 am.