

CHAR VALLEY PLANNING LOG 2019

WD Date Received/ parish no.	Application Details	Designated Cllr	CVPC Comments/WDDC Consultation deadline	Reported to council on monthly agenda
15/01/19 P01/19	WD/D/19/000114 HOGCHESTER FARM, CHARMOUTH BYPASS, CHARMOUTH, BRIDPORT DT6 6BY Erection of agricultural building, Polytunnels & Compost toilet. Application for prior approval	Snook	9 th February 2019	On balance we have no objection to this proposal, and we do not feel that prior approval is required. The heights of the building, the polytunnels and the compost toilet are not excessive. We note that the building will be visible from a wide area to the East, and also in the distance from the coastal path, but backed by existing woodland to the West and South which lessens the visual impact. There is good access to the field.
18/01/2019 P02/19	WD/D/18/002899 COBBLESTONES, BERNE LANE, CHARMOUTH, BRIDPORT, DT6 6RD Raise height of existing extension walls and change flat roof to mono-pitch roof, erect buttresses, formation of steps and installation PV panels to new roof		10 th February 2019	CVPC have no objection to this planning application as it seems to be an improvement on the previous proposal in that the height of the extension roof is reduced and the solar panels are accommodated on the revised roof rather than in a separate structure at the far end of the garden
06/02/2019 P03/19 26/02/2019 P04/19	WD/D/19/000167 QUARRY GATE, LOVES LANE, MORCOMBELAKE, BRIDPORT, DT6 6DZ Demolition of existing dwelling, garage and various out-buildings and erect new dwelling and garage (with storage/studio above) Approved by DCC 21st June 2019	Mahaddie Mahaddie	3 rd March 2019	CVPC object to the height and visual bulk of the house and garage and the encroachment on the local environment While we appreciate that the revised plans go some way to reducing the overall impact of the proposed development we still believe that a two storey house on this previously one storey site, set further back into the hillside, would make an undesirable impact in the immediate area and from the long distance view. It is both visually and environmentally intrusive

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	WD/D/19/000315 HAZYVIEW, RYALL ROAD, RYALL, BRIDPORT, DT6 6EG Demolition of existing dwelling and erection of replacement dwelling			As the plans in their current form do not adequately substantiate the aspirations voiced by the owners CVPC recommends refusal of WD/D/19/000315, HAZYVIEW, RYALL ROAD, RYALL, BRIDPORT, DT6 6EG
04/04/2019 P05/19	WD/D/19/000519 5 CARTERS LANE, MORCOMBELAKE, BRIDPORT, DT6 6SF Demolish existing flat roofed sun room & erect pitched roofed single storey extension. Carry out alterations, including installation of flue for new wood burner	Mahaddie	27 April 2019	CVPC has no objection this proposal. The new extension is considerably larger than the existing sun room which it replaces but it is in keeping with the existing building, does not pose a problem of light pollution and is not visible from any of the buildings nearby.
06/04/2019 06/19	WD/D/19/000482 BELLAIR HOUSE, BERNE LANE, CHARMOUTH Request for confirmation of compliance with Condition Nos. 3, 4 and 5 of Listed Building Consent No. WD/D/18/001691	Mahaddie, Peck and Everidge		No response required
06/04/2019 07/19	WD/D/19/000625 LITTLE OAK FARM, CHAMPERNHAYES LANE, WOOTTON FITZPAINE, BRIDPORT, DT6 6DF Erect extensions to barn (part retrospective)	Snook	29 April 2019	No comment
06/04/2019 08/19	WD/D/19/000488 BELLAIR HOUSE, BERNE LANE, CHARMOUTH Request for confirmation of compliance with Condition Nos. 3, 4 and 5 of planning Permission No. WD/D/18/001453	Mahaddie, Peck and Everidge		No response required
12/04/2019 09/19	WD/D/19/000706 CARAVAN, FOREST FARM, POUND LANE, MONKTON WYLD, BRIDPORT, DT6 6DD Siting of a static caravan Certificate of lawfulness	Sage		This is for a caravan that was put there for the previous tenants mother Mrs Oddy, probably more than 20yr ago, but is now more of a shepherds hut t construction

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12/04/2019 10/19	WD/D/19/000709 MARSHWOOD HOUSE, WHITCHURCH CANONICORUM, BRIDPORT, DT6 6RQ Erection of single storey front extension <i>Approved by Dorset Council October 2019</i>	Bailey	06/05/2019	We believe that the conservatory is acceptable in an AONB area and not overlooked by neighbouring properties.
15/04/2019 11/19	WD/D/19/000266 PIPPINS, PITMANS LANE, MORCOMBELAKE, BRIDPORT, DT6 6EB Erection of pitched roof on top of existing flat roof at rear of property	Mahaddie	10/05/2019	CVPC has no objection to this application The only proposal is to add a low pitched roof over the existing flat roof at the rear of the property. There are no other changes and the new roof will not be seen from any other properties or from Pitmans Lane. The applicants consulted a planning officer in advance and he was not even certain that planning permission was required.
17/04/2019 12/19	WD/D/19/000741 LITTLE CANDIDA, WHITCHURCH CANONICORUM, BRIDPORT, DT6 6RQ Erect single storey extension	Bailey	21/05/2019	No objections. The building has already had some extensions and we feel that this addition is not obtrusive, not looked over by any properties.
12/04/2019 13/19	WD/D/18/002270/71 Erection of single storey side extension & alterations, incorporating existing garage CHERRY COTTAGE, WHITCHURCH CROSS TO JN GASSONS LANE, WHITCHURCH CANONICORUM, BRIDPORT, DT6 6RF	Bailey	03/05/2019	CVPC have no objection to this planning application
01/05/2019 14/19	WD/D/19/001143 LAND EAST OF GREEN PIT KNAPP, WOOTTON FITZPAINE - Erection of agricultural building and re-establishing access track	Snook		No comment required
16/05/2019 15/19	WD/D/19/001088/9 MANOR GARDENS, WOOTTON LANE, WOOTTON FITZPAINE, BRIDPORT DT6 6NH Erection of dwelling, garage, garden store & associated landscaping. Restoration of listed boundary wall & bothy	Sage	08/06/2019	We have no objections to the proposed development at Manor Gardens. We would suggest that conditions are put in place for only one residential dwelling on the site, and also conditions put in place and tied into the restoration of the listed garden walls.

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20/05/2019 16/19	WD/D/19/001110 MONKTON WYLD FARM, SCOTTS LANE, MONKTON WYLD, BRIDPORT DT6 6DB Erection of single storey rear extension Approved by Dorset Council on 28 May 2019	Sage		CVPC have no objection to this planning application
25/05/2019 17/19	WD/D/19/001165/6 ROSE COTTAGE, WESTOVER HILL, WOOTTON FITZPAINE, BRIDPORT DT6 6ND Recoating of the thatched roof, replacement of all double glazed windows and doors with Slenderglaze units and replace original entrance door with window, raising of one chimney and reinstatement of another and internal alterations Approved by Dorset Council on 8 August 2019	Sage / Vaughan	17/06/2019	CVPC have no objection to this planning application
25/05/2019 18/19	WD/D/19/001207 WYLD MEADOW FARM, POUND LANE, MONKTON WYLD, BRIDPORT DT6 6DD New Solar Farm (revised layout and design) comprising of solar arrays, equipment housing & ancillary/associated equipment and continued use of land for agricultural purposes (grazing). Amendments include: erection of a network operator and private substation and switchgear house; development of a turning and parking area in north corner of the site; three inverter and transformer housing enclosures (instead of four previously permitted) and in revised locations; minor changes to appearance of inverter housing; minor changes to solar panel specification and siting; additional hedgerow works and associated revisions to the siting of the security fence; additional landscaping including the planting of seven oak trees and the planting of new hedgerows; the construction of a 3.5 m wide access track adjacent to the north-west boundary and a wall mounted CCTV camera fixed to the substation and switchgear house in addition to the three pole mounted CCTV cameras previously proposed - Variation of condition no 2 of Planning Approval 1/D/13/00175 Approved by Dorset Council 22 July 2019	Johnson/ Vaughan		CVPC have no objection to this planning application

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29/05/2019 19/19	WD/D/19/000844 SHIP FARM, SHIP KNAPP, MORCOMBELAKE, BRIDPORT, DT6 6EW Replacement of windows. Replacement of french doors in lower ground floor. Repointing of house & chimney. Remove cement render on rear elevation. Relay/replace roof slates. Installation of conservation velux window in shower room. Repair/rebuild & alterations to garden walls at front elevation. Replacement of modern brick/cement wall. Lowering of ground level at front of house to reduce water run-off, matching of ground and front wall levels to angle of house. Trenching in front of house to try to alleviate chronic damp problems. Retaining wall 20cm off house for trench, topped with gravel drainage trays. Replacement of plastic UPVC sheet veranda with traditional bespoke cast iron and glass veranda.	Mahaddie / Carey		Char Valley Parish Council has no objection to this proposal and accepts that the proposed works are necessary and in keeping with the building. We recognise that the proposed changes to the boundary wall at the front of the property will marginally affect the view from the road, but feel that this is acceptable. There are no adverse effects on the surroundings of the property.
05/06/2019 20/19	WD/D/19/001281 BRACKENHAYE, VERRIOTTS LANE, MORCOMBELAKE, BRIDPORT DT6 6DU Erect flat roofed dormer window to the east elevation. Form new vehicular access with retaining wall. Approved by Dorset Council 30 July 2019	Joyce, Bailey and Noon,	29/06/2019	no objection no intrusion on neighbours viewed from footpath but not significant
29/06/2019 21/19	WD/D/19/001508 GIPSIES END, COMBE DRAIN, FISHPOND, BRIDPORT, DT6 6NR. Erect single storey extension. Approved by Dorset Council on 6 August 2019	Johnson	22/07/2019	No objections, not over looked by anyone, well screened with trees, shrubs etc, no close neighbours.
29/06/2019 22/19	WD/D/19/001402 SPRING BANK, VERRIOTTS LANE, MORCOMBELAKE, BRIDPORT, DT6 6DX Grant of non material amendment to planning application WD/D/17/000912	Mahaddie		No response required
10/07/2019 23/19	WD/D/19/001591 LAND KNOWN AS PAMS MEADOW SOUTH OF, STONEBARROW LANE, CHARMOUTH. Erection of store	Carey	04/08/2019	Given the environmental importance of Pam's Meadow, its position on the Heritage Coast and its place in a wildlife corridor running from the River Char to the National Trust Golden Cap estate, this site warrants the very highest level of environmental protection.

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				<p>Accordingly, Char Valley Parish Council objects to this application for the following reasons:</p> <ol style="list-style-type: none"> 1) In general, it is contrary to para 2.2.3 of the adopted local Plan which requires consideration of: “any detrimental effect on the environment, the landscape...” in the Dorset AONB or Heritage Coast. 2) The proposed 21m² metal building will be clearly visible from long stretches of the Heritage Coast and South West Coast Path and the village of Charmouth. It will be visually obtrusive and out of keeping with its surroundings. <p>This is contrary to Policy <i>ENV 1. LANDSCAPE, SEASCAPE AND SITES OF GEOLOGICAL INTEREST</i> <i>Development which would harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Beauty or Heritage Coast, including their characteristic landscape quality and diversity, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness, will not be permitted.</i> <i>Development that significantly adversely affects the character or visual quality of the local landscape or seascape will not be permitted.</i></p> <ol style="list-style-type: none"> 3) The proposed building and associated works clearly threaten biodiversity on this long-established meadow site.
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				<p><i>This is contrary to Policy ENV 2. WILDLIFE AND HABITATS</i></p> <p><i>Proposals that conserve or enhance biodiversity should be supported. Opportunities to incorporate and enhance biodiversity in and around developments will be encouraged. Development of major sites should take opportunities to help connect and improve the wider ecological networks.</i></p> <p>4) The proposed building and associated works will interrupt the <i>de facto</i> green infrastructure network, stretching from the River Char up to Stonebarrow and the National Trust's Golden Cap Estate.</p> <p><i>This is contrary to Policy ENV 3. GREEN INFRASTRUCTURE NETWORK</i></p> <p><i>Development that would cause harm to the green infrastructure network or undermine the reasons for an area's inclusion within the network will not be permitted unless clearly outweighed by other considerations.</i></p> <p>5) The Combined Ground Investigation & Geotechnical Design Report carried out for this application and forming one of the associated documents, concludes that the "Black Ven Marl Member comprised an upper 2.50m of soft low strength silty Clay" and that "there is a possibility of relict shear planes being present within the Black Ven Marl Member" and that the "results indicate the ground to be unsuitable as a foundation for a road pavement". This is a clear indication of the instability of the land.</p>
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29/07/2019 24/19	WD/D/19/001706 WOOTON FITZPAINE VILLAGE HALL, WESTOVER HILL, WOOTTON FITZPAINE, BRIDPORT, DT6 6ND Demolition of existing extension and erection of a single storey extension and associated works	Sage	27/08/2019	Char Valley have no objection to the plans, and feel it will be a necessary ,and a great improvement
01/08/2019 25/19	WD/D/19/001518 YE OLDE ENGLISH RESTAURANT, MAIN ROAD, MORCOMBELAKE, BRIDPORT, DT6 6DJ Display of wall painted signage (retrospective) and 1no. signage board	Mahaddie	24/08/2019	<p>CVPC has no objection to the existing painted wall sign.</p> <p>With regard to the proposed sign board, we would strongly support provision of a sign some way west of the tea room so that travellers from that direction have time to register it before they need to turn. At present, drivers only become aware of Annie's when they are almost at the junction and then have to brake urgently, posing a risk to following traffic. Some may feel it is too dangerous to turn and simply drive on, depriving the business of potential custom.</p>

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				We would certainly support an amended application acceptable to Highways England.
06/08/2019 26/19	WD/D/19/001356 EAGLE COTTAGE, TAYLORS LANE, MORCOMBELAKE, BRIDPORT DT6 6ED BRIDPORT, DT6 6ED Replace existing septic tank/soakaway with a small sewage treatment plant with discharge to surface water	Mahaddie		CVPC welcomes the proposed improvement to the sewage disposal system at Eagle cottage and has no objection to the application.
12/08/2019 27/19	WD/D/19/001783 HIGHCLIFFE COTTAGE, FISHPOND BOTTOM ROAD, FISHPOND, BRIDPORT DT6 6NN. Demolish existing building and ancillary accommodation and replace with new single storey dwelling house. Variation of condition no. 1 of planning approval WD/D/18/000069	Johnson		Char Valley Parish Council has no objection to this proposal
13/08/2019 28/19	WD/D/19/001808 BEERLAND FARM, RYALL, BRIDPORT, DT6 6EJ Alterations to facilitate the conversion of outbuildings to 2no. units of holiday accommodation ancillary to the main house, the reinstatement of the original proportions of the workshop/garage & reinstatement of former connection between the house and outbuildings	Mahaddie		CVPC has no objection to this proposal as the work will have no adverse effect on its rural surroundings or on other properties nearby.
23/08/2019 29/19	WD/D/19/001658 BECKLANDS FARM, BECKLANDS LANE, WHITCHURCH CANONICORUM, BRIDPORT, DT6 6RG Internal and external alterations to include replacement roof purlins and roof tiles to the existing rear extension and replacement ceiling	Johnson		Char Valley Parish Council has no objection to this proposal
27/08/2019 30/19	WD/D/19/000315 HAZYVIEW, RYALL ROAD, RYALL, BRIDPORT, DT6 6EG Demolition of existing property and erection of replacement dwelling	Mahaddie		Char Valley Parish Council has no objection to this proposal

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06/09/2019 31/19	WD/D/19/001972 LAND NORTH EAST OF STUBBS BRIDGE, MONKTON WYLD LANE, MONKTON WYLD Change of use of land for the stationing of 2no. shepherd huts to provide holiday accommodation	Sage, Hansford and Vaughan		CVPC have no objections but can the applicant submit details of sewage treatment
07/10/2019 32/19	WD/D/19/002227/8 SHIP FARM, SHIP KNAPP, MORCOMBELAKE, BRIDPORT, DT6 6EW Conversion and alterations of redundant former agricultural building to 2no. dwellings to include replacement lean-to and associated gardens and parking. Internal and external works to facilitate the conversion of redundant building to 2no. dwellings to include replacement lean-to, re-roofing and new window	Mahaddie	01/11/2019	Char Valley Parish Council supports this application as it respects the site, buildings, local wildlife and the site's waste water needs. The council has no objections to the application.
18/10/2019 33/19	WD/19/D/002265 2 BRADPOLES, SHEDBUSH LANE, MORCOMBELAKE, DT6 6DR Replace flat roof with pitch roof to include enclosed balcony	Carey	09/11/2019	
18/10/2019 34/19	WD/D/19/002516 REEDS BARN FARM, REEDS BARN, HAWKCHURCH, AXMINSTER, EX13 5UN Change of use from Agricultural building to dwelling (Class C3) and for associated operational development	Hansford		No Response required
18/10/2019 35/19	WD/D/19/001952 BRACKEN, FISHPOND BOTTOM ROAD, FISHPOND, BRIDPORT, DT6 6NN Demolish garage & shed & erect 1no. dwelling	Johnson	04/11/2019	