

CHIDEOCK PARISH COUNCIL

Clerk to the Council:

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Minutes of the Planning Committee meeting held at the Village Hall, Chideock on Thursday 4 January 2018 at 4 pm.

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

In Attendance: The Clerk and 4 members of the public.

The meeting opened at 4.03 pm.

P165 Apologies for Absence.

Cllr Peter Hunt, Cllr Vanessa Grant and Cllr Kate Geraghty sent their apologies, which were accepted.

P166 Grant of Dispensations.

None.

P167 Declarations of Defined Pecuniary Interests.

No declarations were made at this point in the meeting.

P168 Minutes.

NOTED that the minutes of the Planning Committee meeting of 22 August 2017 were agreed, approved and signed at the full council meeting of 26 September 2017.

Standing Orders were suspended for the following item.

P169 Democratic Period.

No member of the public wished to speak at this point but asked if they could speak and to answer questions during consideration of planning application **WD/D/17/002612** TADDLE FARM HOUSE. Councillors agreed to this and it was agreed to consider this application first.

Standing Orders were resumed.

P170 Planning Applications.

- a) **WD/D/17/002612** TADDLE FARM HOUSE, NORTH ROAD, NORTH CHIDEOCK Erect barn and change of use of adjoining land to form access and yard (Full)

Chideock Parish Council supports this application.

The Parish Council is supportive of local enterprises which balance the needs of the local economy, environment and community.

The Parish Council understands that the applicant's architect is working with WDDC / DCC to satisfy Natural England's request for a Biodiversity Mitigation Plan.

The applicant intends to ensure that water run-off from the new structure and the existing barn be directed away from the public highway (North Road).

Taddle Farm is in the North Chideock Conservation Area and the AONB. The Parish Council believes the Conservation Officer, Dorset AONB Team and the WDDC Tree Officer should be consulted before the application is determined.

- b) **WD/D/17/000164 (Adjoining Parish)** NORTH END FARM, VENN LANE Extension and alterations to form dwelling (Full)

*Chideock Parish Council **objects** to this application.*

The Parish Council notes that this application is made under Local Plan Policy SUS3 for a dwelling "tied to the wider holding / main property" and endorses the aim of the Tie to ensure "that the re-use directly benefits the local family / community" and, in particular, by "providing local rented accommodation".

The Parish Council therefore suggests that this Application only be approved after a specific (S106) agreement is drawn up to require that the new property can only be used by a directly related member of the family or by a person with a connection to the Parishes of Chideock or Symondsbury in perpetuity (as per the S016 agreement for application 1/D/13/001759 LAND AT THE END OF RIDWOOD,

CHIDEOCK).

The Parish Council would like to see a written binding commitment to SUS3 made by the applicant prior to supporting the application. Until this is confirmed, the Parish Council, pro tem, therefore records an **OBJECTION**.

The Parish Council points out that, although the application site is north of the River Winniford, which marks the boundary between Chideock and Symondsburys parishes, access is via the A35 through Chideock / North Road / Venn Lane to Wormstall Farm (where the County road ends) and then onto an unclassified track.

Consequently, all vehicular traffic comes through Chideock village and does not impinge on any settlement in Symondsburys Parish. The Parish Council is concerned that any additional traffic along North Road will add to the risk to pedestrians, particularly where there is no footway on either side, and where visibility is obscured by bends in the road and tall trees in the thick hedgerows which border the road. This risk is real, there has been a recent fatality on such a section of the road.

- c) **WD/D/17/002501** HOGIN COTTAGE, MAIN STREET Installation of flu to rear wall (Listed Building Consent)

Chideock Parish Council **supports** this application, subject to the Listed Building Officer's recommendations.

The Parish Council notes errors in the application form: -

Q8 has not been answered

Q11 has been answered incorrectly.

- d) **WD/D/17/002577** LAND AND BUILDINGS AT GOLD CAP FARM, MUDDYFORD LANE Confirmation that the use as a holiday let is still in force as per the original certificate of 6/4/1993 (Certificate of Lawfulness (Existing))

Chideock Parish Council **objects** to this application.

Chideock Parish Council believes there are serious omissions and errors in this application which deserve further investigation by WDDC.

1. No proof of current ownership has been provided.
2. No evidence has been submitted of when Mr Peters originally acquired the land or that he held it on 6 April 1993 when the CLU was granted.
3. The 1993 CLU states "its use as a holiday cottage constitutes development within the meaning of Section 55 of the Town and Country Planning Act 1990 which would normally require planning permission. However, the change of use occurred without planning permission more than 4 years prior to 5th February 1993."

The undated sale particulars only mention Piggeries and Storage Buildings.

The superimposed photographs cannot be assumed to show the site at this time, and the view in the 2nd photo is not recognised by members of the Parish Council resident in the area 4 years prior to 1993.

4. No evidence has been provided of the date of compulsory purchase of the land by the Highways Agency.
5. No evidence has been provided of the repurchase of the land from the Highways Agency.

Several people have said they are prepared to make a formal statement that, to their knowledge, there has never been a "holiday cottage" at this location.

The Parish Council notes that Q9 of the Application Form states that the applicant wishes to "check" that the CLU is still valid, rather than apply for a new CLU.

The Parish Council suggests that WDDC consults with Highways England (was Highways Agency), Dorset AONB and CPRE who may have pertinent historical information

- e) **WD/D/17/002810 4 APPLE TREES LANE** Erect single storey extension (Full)

Chideock Parish Council **supports** this application.

The Parish Council asks the applicant to incorporate harvesting of rainwater from the roof of the new extension.

P171 Determinations.

WD/CA/17/00482 SIMONS ORCHARD, MAIN STREET T1 Japanese Cedar - Remove - dying in the centre
T2 Thuja - Remove - damaging ground/bank **GRANTED**

P172 Update from the Clerk on Other Matters.

- **Damaged Bus Shelter.** The Clerk is waiting for a detailed quotation from the shelter manufacturers prior to making an insurance claim.
- **Website.** The Clerk is investigating setting up an easily maintained, zero cost, non-interactive Parish Council website, as the facility provided by the Chideock and Seatown website is no longer sufficient due to the increased amount of information which needs be published electronically.

The meeting closed at 6.02 pm.