

# 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 12 October at 6.30 pm.**

**Present:** Cllr Vanessa McAra, Anna Dunn, George Dunn, Tony Peacock, Peter Hunt and Mike Downes.

**In Attendance:** The Clerk, 2 representatives from West Dorset Leisure Holidays and 39 members of the public.

The meeting opened at 6.05 pm.

**P173 Apologies for Absence.**

Cllr Deirdre Coates sent her apologies, which were accepted.

**P174 Grant of Dispensations.**

None.

**P175 Declarations of Defined Pecuniary Interests.**

No declarations were made at this point in the meeting.

**P176 Minutes.**

**NOTED** that the minutes of the Planning Committee meeting of that the minutes of the previous Planning Committee meeting held on 4 January 2018 were approved at the full Parish Council meeting of 30 January 2018..

*Standing Orders were suspended for the following item.*

**P169 Democratic Period.**

Mr Paul Hoffman, C G Fry Builders Ltd, gave a presentation for planning application P/VOC/2021/02516 and answered questions from members of the public and councillors.

12 members of the public spoke of their reasons for objecting to the application, no-one spoke in favour.

*Standing Orders were resumed.*

**P170 Planning Applications.**

**a) P/VOC/2021/02516 - Golden Cap Holiday Park Golden Cap Caravan Park Seatown DT6 6JX**

Site reorganisation comprising changes of use & operational development including removal of all 108 touring caravan pitches & siting 'lodge' style caravans & static caravans on OS 0586 & 2500. Siting static caravans, diversion of public footpath W10/14 & creation of a permissive path within OS 4417. Landscape enhancements. Changes of use of buildings B and C. Construction of a leisure building on OS 1597/2093. **Variation of conditions 1, 3, 4 & 19 of planning approval 1/D/12/000410 - amended plans, materials and landscaping timetable.**

Chideock Parish Council **OBJECTS** to this application and recommends **REFUSAL**.

The Parish Council recognises that permission for a Leisure Building was granted under planning application 1/D/12/000410.

The Parish Council welcomes the reduction in the size of the Leisure Building but has serious concerns regarding the proposed design.

- Golden Cap Holiday Park lies within the Dorset Area of Outstanding Natural Beauty; is in a valley; and is visible from hills to the north, east and west.
- The previously approved plans were for a building which "fitted" into the landscape, particularly through the use of sedum plantings on all roof surfaces.
- The revised plans are not sympathetic to the landscape and will not be unobtrusive.
- The revised plans are for an angular "office" type building; the previous plans were for an innovative building with curved roofs and no sharp angles.
- There is an absence of detail regarding the materials to be used on the exterior of the

building – what is meant by “local” stone? The use of grey “local” stone, combined with grey roof slates, will result in a visually intrusive and unappealing building.

- The use of render on the north facing elevation is unnecessary and unacceptable..

The design is contrary to policies in both the 2015 West Dorset Local Plan (WDLP) and the emerging Dorset Local Plan (DLP): -

**WDLP - POLICY ENV1. LANDSCAPE, SEASCAPE AND SITES OF GEOLOGICAL INTEREST**

- i. The plan area’s exceptional landscapes and seascapes and geological interest will be protected, taking into account the objectives of the Dorset AONB Management Plan and World Heritage Site Management Plan. 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.
- ii. Development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character. Proposals that conserve, enhance and restore locally distinctive landscape features will be encouraged. Where proposals relate to sites where existing development is of visually poor quality, opportunities should be taken to secure visual enhancements. Development that significantly adversely affects the character or visual quality of the local landscape or seascape will not be permitted.
- iii. Appropriate measures will be required to moderate the adverse effects of development on the landscape and seascape.

**DLP - POLICY ENVV4: Landscape**

- I. All development should conserve and enhance the landscape and seascape. Development should respond positively to the local and wider context of the proposal site and should avoid adverse impacts on existing features.
- II. Where an adverse impact is unavoidable, mitigation measures should be incorporated into the development proposal in order to reduce this impact. Mitigation should result in no significant adverse impacts on the landscape or seascape.
- III. Mitigation measures must be appropriate to and make a positive contribution to the character of the landscape / seascape setting of the area. Measures should be adequate and proportionate to mitigate:
  - any adverse impacts on the existing landscape character and key landscape features; and
  - any adverse impacts on visual amenity.
- IV. Development which significantly harms the visual quality or landscape / seascape character and / or fails to take opportunities to conserve and enhance these qualities will be refused.

**Given these concerns the Parish Council requests that, if the Planning Officer recommends approval, the application is taken to the Planning Committee for determination.**

The Parish Council is of the opinion that this proposed amendment to the 2012 approved building is significantly different in structural design and impact, such that a new planning application is required rather than an application for a variation to conditions imposed when application 1/D/12/000410 was approved.

**b) P/FUL/2021/03449 - Garden Cottage Sea Hill Lane Chideock DT6 6LD**

Demolition of dwelling and garage and erection of replacement dwelling and garage.

Chideock Parish Council supports this application.

**c) P/LBC/2021/03528 - 5 Mews Cottages Chideock Bridport DT6 6JD**

Replacement windows and rear porch.

Chideock Parish Council supports this application.

**P171 Determinations.**

None.

**P172 Update from the Clerk on Other Matters.**

- Please will all councillors ensure that the electronic Registration of Interests is completed by 31 October.

The meeting closed at 8.10 pm.