

# CHIDEOCK PARISH COUNCIL

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**Minutes of the Planning Committee held at the Village Hall, Chideock on Monday 9 July 2012 at 10:30am.**

**Present:** Cllrs Rob Murray (Chair), Kate Geraghty, and Elizabeth Grant.

**In Attendance:** The Clerk and 14 members of the public, including 2 representatives from West Dorset Leisure Holidays.

The meeting opened at 10:33am.

**P131 Election of Chair of Planning Committee.**

Cllr Grant nominated Cllr Murray. Cllr Murray indicated his willingness to stand. Cllr Geraghty seconded the nomination and Cllr Murray was **ELECTED** unanimously.

**P132 Election of Vice-Chair of Planning Committee.**

It was agreed to not elect a Vice Chair. If there is ever an occasion when Cllr Murray is not present at a Planning Committee meeting, then a Chair will be elected for that meeting.

**P133 Apologies for Absence.**

Cllr Barnes sent her apologies, which were accepted..

**P134 Declarations of Interest.**

No declarations were made at this point in the meeting.

**P135 Minutes.**

**NOTED** that the minutes of the Planning Committee meeting of 12 December 2011 were agreed, approved and signed at the full council meeting of 31 January 2012.

**P136 Clerk's Report.**

- **AGREED** to recommend to the full Parish Council that the Clerk be paid overtime for the additional work required for planning application 1/D/12/000410.
- **NOTED** that the request to English Heritage to list Hit 'n Miss (aka Hazel Bower) has been refused.
- **NOTED** that Ms Sophie Wright, WDDC Planning Case Officer for application 1/D/12/000410 is on holiday till 30 July, whilst the end date for submissions on the application is 20 July. **AGREED** that CPC write to Mr Greenslade and Dr. Evans asking for an extension till at least 30 July or later if possible. CPC will need to ask the Case Officer questions in order to make a sensible and coherent response. **AGREED** to ask Cllr Summers to support CPC in this.
- The Clerk distributed copies of a submission for 1/D/12/000410 from a resident, which had been copied to CPC as well as WDDC and which was not yet on dorsetforyou.com.

*Standing Orders were suspended for the following item.*

**P137 Democratic Period.**

Members of the public spoke about planning application 1/D/12/000410:-

- Some people wanted to be present but could not be as the meeting was held during the day, rather than in the evening as has been the previous custom
- The Habitat Survey submitted appears to be inadequate. It states that there are no badgers, dormice, nesting birds, bats, amphibians, lizards. There is much evidence to the contrary.
- The extra hard standing etc. proposed will mean more rain water run-off into the river which will affect the wildlife.
- The water supply / pressure to Seatown is already poor and there are concerns that the development will only make it worse.
- Are there any stipulations in the Heritage Coast designation about what development can take place? Cllr Murray said that there are for new development under a planning application but not for development under the Site License. CPC does not know how development under Permitted Development Rights or the Site License can be "influenced" by the public, and is unaware of any formal

process available to either the public or CPC..

- Oliver Letwin MP should be involved. Cllr Murray said that members of the public should feel free to write to Oliver Letwin about this matter.
- Concerns regarding the impact the restaurant and Leisure complex will have on village businesses
- Concerns about traffic on Mill Lane - there are hardly any "passing" places and motorists use private drives which causes damage to the tarmac and is also dangerous. How can this be addressed?
- There are aspects of the application which are good but there are also many aspects which are not – good in parts like the parson's egg
- Could the traffic conflict be alleviated by caravaners being told which routes are best to use which could reduce traffic. Maybe residents and WDLH could get together on this?
- Mill Lane residents ALLOW people to use their drives as passing places – this is not just Caravan Park traffic. Mill Lane residents could make it impossible for their drives to be used like this BUT that would force more traffic on to Seahill Lane, which is why they have not yet done this. Cllr Murray said that driveways are also used as pedestrian refuges.
- A large 4 x 4 was seen to drive along Mill Lane Bridleway to Seatown i.e. it was not someone from the Caravan Park.
- The loss of the touring caravan traffic would be a benefit. There would be a decrease July / August but an increase the rest of the year. The Transport Statement in the application 1/D/12/000410 should have covered the whole year not the 6 weeks of the peak season.
- Freshwater Caravan Park is completely different in terms of access and Golden Cap Caravan Park cannot be compared to it. It is a pity that there can't be a road directly into the caravan park
- There is a lot in the application which is good but more congestion is not good.
- This is a large development. It is already difficult to get out on the Main Street and the congestion at the Mill Lane / Duck Street junction can be bad.
- Will the Eco Shuttle cut down on traffic? For example will it take people to the bus stop? Cllr Murray said he understood that it will only operate within the Caravan Park itself.
- The site visit on 3 July was helpful. Area 9 is currently a field. It is proposed to put 20 large caravans (Lodges) on it, which should be objected to. The application includes diverting the footpath running through Area 9 but it will still cross Area 9. It is heavily used and will impact on the lodge owners / visitors. The Lodges will impact on the wildlife and the visual aspect.

Cllr Murray asked residents to put their concerns in writing and submit them to WDDC and the Clerk, or just the Clerk if they prefer.

*Standing Orders were resumed after a short break.*

### P138 Planning Applications.

1/D/12/000410 GOLDEN CAP HOLIDAY PARK, SEATOWN 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 and creation of a permissive path within OS4417; landscape enhancements; Changes of Use of building B & C; construction of a leisure building on OS 1597; construction of a garage for an Eco-Shuttle, staff parking and wildlife pond on OS 7600 (Full)

Cllr Murray asked councillors what they felt about the application.

Cllr Grant said that the site visit on 3 July was helpful and that she has the following concerns:-

- Complexity of application- should be broken up into smaller applications
- Length of season- inc. traffic impact
- Density of the Caravans
- Use of green sites
- Size of new units
- Greater profit margins- buying/ selling. Change on average every 3 years
- Issue of the access road/ Mill lane driveways? New access road?
- Traffic increase
- Size / height of leisure complex relative to nearby cottages. Used by whom?
- Ecology of the area
- Water supply issues
- Flooding risk - run off
- Effect on other businesses in the village
- Important to work together to avoid another 'Anchor' situation - i.e. it taking many applications over years before permission is granted
- Some advantage to the village (community infrastructure levy?)

Cllr Geraghty said that her concerns are similar to those of Cllr Grant, with the addition of

- Pedestrian / vehicle conflict on Mill Lane Bridleway. The Parish Council cannot agree to anything where there is uncertainty regarding the lawful use of Mill Lane by vehicles, and positive proof is required
- The scale of the application and the impact on the AONB, Heritage Coast
- The Leisure building is very imposing from Mill Lane
- Some of the reports submitted by West Dorset Leisure Holidays in support of the application do not appear to be accurate e.g. the Habitat report and the Transport Statement.
- There has not been enough time to assimilate and evaluate all the application documentation and CPC are therefore not in a position to make a decision today.

Cllr Murray said that:

- The more questions he finds, the less confidence he has in answers
- The question of red-lined areas, blue-lined areas – can CPC comment on the proposals for the blue-lined areas? This needs to be clarified with WDDC.
- The Transport Statement does not cover the whole year
- 1 application covering multiple areas of development, very complex, convoluted, and confusing
- What about flood risk in Area 9 in particular
- How many caravans are we talking about? 312 for the whole site as given in the application? 419 as per the Site License? The 70 in the red-lined areas only?

Another Planning Committee meeting was suggested, as the application is too large to discuss at the next full Parish Council meeting. Cllr Grant said it was important that all 4 councillors can attend.

It was **RESOLVED** to defer any decision on the application until a later date. Proposed by Cllr Murray, seconded by Cllr Grant, carried unanimously.

It was **RESOLVED** to delegate the Chair of the Planning Committee to move forward on questions regarding the application and to prepare a draft report for councillors to consider. Proposed by Cllr Geraghty, seconded by Cllr Grant, carried unanimously.

The possibility of a further Planning Committee meeting to be considered for the week beginning 16 July, preferably in the evening.

**P139 Enforcement & Certificates of Lawfulness.**

Mrs L Crisp's letter to WDDC Enforcement was considered and it was **AGREED** to take time and advice in order to produce a proper measured response.

**RESOLVED** that this be taken up as a valid issue

- a) To involve WDDC and request that they review their practices and procedures
- b) To press Oliver Letwin MP for his support at the government level to make changes to Regulation and Law as necessary
- c) That Cllr Murray and the Clerk produce a report for consideration at a future CPC meeting.

Proposed by Cllr Murray, seconded by Cllr Geraghty, carried unanimously.

**AGREED** that, in the interim, Mrs Crisp's letter be endorsed by CPC, draft to be produced by Cllr Geraghty and circulated to all.

The meeting closed at 12:35pm.