

# CHIDEOCK PARISH COUNCIL

## Clerk to the Council:

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**Minutes of the Planning Committee held at the Village Hall, Chideock on Monday 20 August 2012 at 10:30am.**

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

**In Attendance:** The Clerk and 15 members of the public, including 3 representatives from West Dorset Leisure Holidays.

The meeting opened at 10:36am.

**P140 Apologies for Absence.**

None.

**P141 Declarations of Interest.**

No declarations were made at this point in the meeting.

**P142 Minutes.**

**NOTED** that the minutes of the Planning Committee meeting of 9 July 2012 were agreed, approved and signed at the full council meeting of 24 July 2012.

**P143 Clerk's Report.**

**NOTED** that the following Determinations had been received:-

- 1/D/12/000518 DUCK COTTAGE Replace door and window (Listed Building Consent) **Approved**
- 1/D/10/001958 ANCHOR COTTAGE Construct external stairs to rear garden (Listed Building Consent) **Approved**

*Standing Orders were suspended for the following item.*

**P144 Democratic Period.**

A member of the public spoke of his concern that the article in the August Chideock News implied that his house had been flooded in the 7 July 2012 flood event. He said that he had written to the Clerk and received a satisfactory reply, and understood that a correction would be published in the September Chideock News. He said that the wider issue is that the culvert under Seahill Lane near his house is inadequate and hopes that the Environment Agency will have access to the drainage survey carried out for the proposed Ridwood development and that remedial works will be carried out even if the development does not go ahead. He said that attenuation tanks must be adequate for the surface water involved.

Cllr Murray asked the public for input to the proposed Drainage Management Plan for the Winniford Valley.

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

- Traffic on Mill Lane has increased over the years. It is time that the County and District Council sorted out the thorny question of vehicular use of Mill Lane Bridleway. It is the only safe pedestrian route to the sea. Vehicular traffic using the Bridleway includes trailer tents and motor homes. A bridleway cannot be used by vehicles unless this is authorised by the owner. Ownership appears unclear and he said that he is willing to go to a high as is necessary within the District and County Councils to get this resolved. He has witnessed cars travelling on the Bridleway in excess of 30mph. WDLH has a responsibility to ensure that Mill Lane / Mill Lane Bridleway is not used as an alternative to Seahill Lane. He requested that Mr Cox, WDLH, listen to resident's concerns.

Mr Martin Cox said the the questioner can come to WDLH reception at any time to see the plans and to talk about them. WDLH has always wanted to be part of the community but he feels that this is prevented by the attitude of some members of the community.

Mr Cox said he had written a letter to the Parish Council, giving his concerns regarding the Council's comments so far on the planning application. He said that comments in this letter were not to be seen as threats.

Mr James Cox read out the letter. (Appended to these minutes).

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

- CPC has a duty to look very carefully at the small detail of the application. WDLH has made itself open to this matter and maybe the Parish Council and the village should be the same. There are real concerns, e.g. traffic on Mill Lane and Seahill Lane. Why not have a meeting between all parties, with an independent Chair, to look at all the problems and issues and seek resolution, with an attitude to solve problems, and to take a step back and look again.
- There will be no tourers but there will be more cars overall. Is there scope for a new access to the caravan parks, not using Mill Lane or Seahill Lane?
- Yes, such a meeting is a good idea but it should have happened a year ago – it is too late now.
- The proposed development will bring more employment but could cause the closure of one of the village pubs.

Cllr Murray said the idea of a meeting is important but it should have happened before the planning application was put together. Given that it has now been submitted, the Case Officer has to work to a deadline of 6 September 2012. The letter from Mr Martin Cox (read out earlier in the Democratic Period) makes it clear there is no possibility of negotiation.

A members of the public spoke further about planning application 1/D/12/000410:-

- How many people have actually read the detailed 24 page document submitted by CPC to WDDC Planning?

Mr Martin Cox said that his business has been at Seatown for 30 years. Earlier meetings regarding the caravan park, held in the 1990s, were unsuccessful. The Parish Council is inconsistent in its attitude. WDLH has taken HGVs off Mill Lane, including Wessex Water vehicles, using the Doghouse entrance, which is not owned by WDLH and is governed by covenants which limit its use. Any current increase in traffic in is people's minds. Bookings for the Holiday Park are 20% down this year.

A member of the public responded:

- There are not as many caravans using Mill Lane this year. The bridleway is a safe route for pedestrians - could WDLH assist by advising their customers not to drive on the bridleway?

Mr Cox said that he would sort out the legalities of use of the concrete track. WDLH maintains it, put up signs and try to tell their customers. The concrete track was laid in wartime and was a roadway before then, not a footpath. The 1953 sale documents show that some people were given rights to use it. Up to 1997 he used it as did others. It was then upgraded to a bridleway. It is not possible to take away rights. He will endeavour to get this resolved.

He said that he challenges statements made that he is increasing the number of units on the site.

A member of the public responded:

- Units are larger now than when the Site Licence was granted, allowing 418 units. 418 units would not fit on the site now.

Mr Cox said that the maximum number of units to fit the site is 345, he wants 302. He is allowing for flexibility e.g. camping pods, smaller caravans etc.

Cllr Murray said that there is no documented evidence of ownership or of rights granted for vehicular use of the bridleway.

There was heated discussion between members of the public.

A member of the public said

- It is essential that the question of Mill Lane Bridleway be sorted out and agreement reached on the basis of the facts and appealed that all sides get together to do this.

Cllr Murray said this was a valid point and the CPC has already initiated enquires on this.

*A comfort break was taken at 11:50am, the Democratic period resumed at 12:05.*

A member of the public said

- They had written to WDDC Cllr Summers regarding this planning application, pointing out issues with the process e.g. that many of the external consultees have had to resubmit their comments after errors and omissions had been pointed out to them by the Parish Council, and they fully support what the

Parish Council is doing in regard to the application, irrespective of whether CPC recommend approval or refusal.

Cllr Murray said that any member of the public, including owners of units at Golden Cap Holiday Park, can write to Cllr Summers to give their views.

A member of the public spoke about

- The blocking of driveways by residents of Mill Lane. He said that the Highways maps showed that these were owned by DCC.

A resident of Mill Lane explained that this action was being taken after damage to a resident's wall, and said that the driveways are private, not part of the DCC road.

Cllr Murray called the Democratic Period to a close at 12:20pm.

*Standing Orders were resumed.*

#### **P145 Finances.**

Cllr Grant declared a personal interest in this item, as a member of the Chideock Fete Committee, but said that she would vote on the item, as she did not benefit more than any other elector.

**RESOLVED** to pay the WDDC Jubilee grant (£200) and Olympic Torch Grant (£400) to the Chideock Fete Committee as a single payment of £600, confirmation of payment of the grants by WDDC to CPC having been received. Proposed by Cllr Murray, seconded by Cllr Geraghty, carried unanimously.

A vote of thanks was made to the Fete Committee and to Cllr Grant for the magnificent effort and work undertaken to make the Jubilee and Olympic Torch Events such a success.

#### **P146 Consultation on DCC Rights of Way's proposed permanent Traffic Regulation Order for several coastal footpaths in Dorset.**

**AGREED** that the Parish Council support the proposal that DCC make a permanent Traffic Regulation Order to replace the use of Temporary Traffic Regulation Orders which have to be renewed every 18 months and to stress to DCC that negotiations with the relevant landowners to seek diversions or other suitable options must continue especially for Seatown and Charmouth.

#### **P147 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)

a. The Clerk reported that CPC is waiting for replies from the WDDC Planning Obligations Officer, DCC Rights of Way, WDDC Licencing Department, the Ramblers Association, Wessex Water, the WDDC Infrastructure Engineer, DCC Highways, the application Case Officer, Mr Charles Weld, Dorset AONB and the National Trust.

b. Cllr Murray reported that there are outstanding questions regarding traffic; site licences; legality or otherwise of use of Bridleway 18 by vehicular traffic.

c. **AGREED** to delegate preparation of the formal recommendation to Cllr Murray and the Clerk, for submission by end of business on Thursday 23 August 2012, after circulation and approval by Cllrs. Proposed by Cllr Murray, seconded by Cllr Geraghty, carried unanimously.

**AGREED** to include wording to reserve the right to amplify or amend the Recommendation when replies to outstanding queries are received. Proposed by Cllr Grant, seconded by Cllr Geraghty, carried unanimously.

Each Councillor individually stated that their recommendation was for refusal of the application and gave their reasons in detail.

**AGREED** to re-affirm the delegation of outstanding issues to Cllr Murray. Proposed by Cllr Murray, seconded by Cllr Geraghty, carried unanimously.

**AGREED** to ask WDDC Cllr Summers to call the application in to the WDDC Development Control Committee if the Case Officer is minded to approve. Proposed by Cllr Geraghty, seconded by Cllr Grant, carried unanimously.

The meeting closed at 1:15pm.