

# **WEST LULWORTH PARISH COUNCIL**

Minutes of the Extraordinary Parish Council Meeting held at West Lulworth Village Hall  
on Monday December 17<sup>th</sup> 2012 at 7.30p.m.

## **Councillors**

**Present:** Mr P Simpson (Chairman)  
Mrs M Colvin  
Mr J Davey  
Mrs V King  
Mr D Knight  
Mr N Miller  
Mrs E Rudd  
Mr M Whittle

**In attendance:** 32 members of the public  
Mr James Weld  
Mr Anthony Bird, PDC Planning Officer  
District Cllr Quinn  
Mrs Julie Wright (Clerk)

The Chairman welcomed everyone to the meeting. It is important that any who wants to comment on an application does so by writing to Purbeck District Council's Planning Department.

## 12/13/154 **Public Discussion Period**

a) Mr Kirk made a comment about the planning application 6/2012/0781 pedestrians will cross the road from the ice cream shop to the new take-away.

*All other public speakers made comments relating to 6/2012/0757.*

b) Ms Felicity Redman. The emphasis is on commercialism and not on conservation and heritage. The wildlife and green environment should be preserved. Hedges should not be removed.

Mill Pond: bin store has a pitched roof, would like to see a condition that the roofing materials are slate in keeping with this area. Vegetation should be left. The roof terrace will produce extra light pollution. The activities on the terrace will impinge on properties.

Fisherman's Green: Old Pump House is an ideal location for a museum which could incorporate a cafe.

Beach Cafe: there will be a loss of character due to removal of old stone and small paned and a bay window. It would be good to incorporate these features in a new building. The lighting will cause pollution and flood light should be on boat house to restore dark skies.

c) Mr Manning objects to the extension of the cafe. The flood report states that in 100 years at high tide the water would be up to the development. Restriction of access to the beach around the east of Lulworth Cove at high tides. Outdoor seating area is close to an unstable cliff. Beach should be cleaned up as an integrated management of the Cove.

d) Mr De Chazal this is a natural shoreline and a World Heritage Site.

e) Kayak Tours. Access would be limited whilst work is carried out and there is a safety issue. During high winds safety fencing can come down.

f) Mr K Burt, Volunteer Coastguard, expressed concern over the access to the west of the cove and the restricted access at the bottom of the road.

- g) Mr Jones. Concerned about the extension to the Beach Cafe. Asked the question – how long will this take?
- h) Mr Kirkby. Agreed that there needs to be development at the Cove. This is of national and international interest. Should PDC determine this application? Department of Culture and Media are responsible for UNESCO sites – have they been allowed input on this planning application?  
The Chairman asked Mr Bird to respond to this. There is a requirement to consult Natural England, Earth Sciences at DCC, AONB. The AONB have responded that they have no objections. All comments are available to view on the PDC website.
- i) Mr S Fox-Adams asked if the World Heritage Site Steering Committee been consulted? No.
- j) Mr J Weld responded that there is a section in the National Planning Policy Framework that deals with World Heritage Sites. The Earth Science team is the consultee.
- k) Mr Kirkby these plans are in a very sensitive area and are driven by a private business.
- l) Mr. Roberts queried the availability of viewing the planning application as not everyone has internet access. All plans are available on the PDC website or at Westport House. Can ask for a copy of these plans.  
Can you see all the responses for those for and against an application? Yes all responses received are posted on the PDC website.  
Mr Bird was asked to clarify the planning process. PDC have adopted a scheme of delegation for dealing with planning applications. Only certain applications are automatically referred to the Planning Board. All other applications are determined by Planning Officers (delegated). Applications can be referred to the Planning Board by the Local member or by the Planning Officer. After seeing all the representations will decide whether the application will be sent to the Planning Board. The Parish Council can ask for an application to be referred.
- m) D Cllr Quinn can refer an application to the Board but this must be on sound planning grounds i.e. the sensitivity of the area within a Jurassic Coast setting.
- n) The majority of people present wanted to see this application be determined by the Planning Board.
- o) Mr P Hefford enquired about the timescale for the letters to be submitted. The letters should go in now. Mr Bird will accept comments before Christmas, although no responses are turned away.
- p) Mr D Burt the majority of the plans are good. They will cause restrictive access for boat users to both land to sea and back again. The building also closes down access.
- q) Mr Halsall was concerned over the extension of the decking into the road. The loss of the steps to the beach leading to beach access via the ramp. There is no room at the bottom of the road to turn a vehicle. Too congested for the number of users of the Cove. Would not wish to lose the marine bollard.
- r) Coastguard Cottages. The plans will make the whole place look better. Expressed concern over traffic down to the Cove as the gate which stops vehicles using this road is sometime left open. Suggested restriction of parking via the use of an electric gate.
- s) Mr J Weld. The whole purpose of these plans is to tidy up the Cove area. As a World Heritage Site the area looks scruffy and untidy. These plans will cost money and there is a need to recover the cost as they are a business. The proposals are well balanced and have been thought about for a number of years. These plans will see an improvement of the Cove/Cove area.  
Mr Weld addressed some points which had been raised:
- i) Steps. The architect will re- look at this area.

- Winch - would rather not move the winch. It is planned to submit an amendment to the plans.
- ii) Sleepers are being used as the material can be replaced easily and quickly. The impact on the beach is less and so not using concrete.
  - iii) Safety of Cliffs these are clay cliffs so landslides can happen and there will be a loss of a path if nothing is done. The path is not on Estate land. If the path is lost it is gone forever so need to protect and preserve the path to prevent the clay from slipping.
  - iv) West of the Boat House is Wessex Water. It is hoped that they too will make improvements once they see the area being improved.
  - v) World Heritage Site. These plans do not significantly harm its setting and in fact does the opposite.
  - vi) The Estate has been asked to respond to the Engineering report.
  - vii) Restricted access – vehicles already cannot turn at the end of the Cove road.
- t) How long will the work take as the Boat House has taken a very long time? The Boat House has had problems due to the contractor employed to do the work.
  - u) The Beach Cafe needs improving. It is a visual part of the Jurassic Coast.
  - v) Mr Simpson asked about what was happening to the beach? Rebuild the beach. The Estate has been looking at this for several years. The removal of the groyne is largely to blame. Research is being done to put a solution in place.
  - w) Mr Kirkby has the Estate considered gifting the Cove i.e. to the National Trust. The Marine and Coastal Access Act now mean there is less involvement in the coastal paths. Gifting to another body would be foolhardy.
  - x) Mrs Rudd – extension to the Beach Cafe. The tide comes right up to the Cafe now having the extension will make it worse. Can understand the need to take the sea away from the Cafe foundations. How long will the work take? The businesses at the Cove do not want to see a building site for a long time. Mr Weld explained that the plan is to undertake most of the work during the winter months.
  - y) Mr Davey had concern over the problems for the emergency workers at the top of the slipway. In an emergency there are many emergency vehicles and people who would be working in a restricted area. The permanent fencing would make it difficult to have two emergency vehicles parked alongside each other. This issue will be looked at and will be working with the emergency services on this.
  - z) Why is the applicant present? Mr Weld was invited and anyone is entitled to attend Parish Council meetings.
  - aa) Mr Fox-Adams stated that it is useful to have the applicant present and the NPPF encourages debate/discussion prior to applications being submitted.
  - bb) Mr Simpson explained that Mr Weld came to present his plans for the Cove to the Parish Council about fifteen months ago.
  - cc) A question was raised if the application goes to the Planning Board would there be a site meeting? Mr Bird responded to this query. It is up to the Chairman of the Planning Board and the General Manager of Planning Services if it is necessary to have a site meeting. At a site meeting the District Cllr and one representative of the Parish Council may be present. Site meetings are only a fact finding exercise there is no chance for discussing the plans.  
There is a time at the start of Planning Board meetings for public speaking and any person who writes in will be sent a letter advising them that they may speak at the Planning Board Meeting.

- dd) Mr Kirkby asked about appeals on planning applications – is there only a Judicial review? Mr Bird stated that there are no third party appeals apart from the Judicial Review.

The Chairman closed the Public Participation Period at 8.00pm.

12/13/155 **Apologies**

None.

12/13/156 **Grant of Dispensations and Declarations of Interest in items on the agenda**

a) Grant of Dispensations

No applications had been made for a dispensation.

b) Declarations of Interest

Mr Simpson had an interest as he is a tenant farmer of the Weld Estate.

Mrs Colvin is a tenant in a property owned by the Weld Estate.

Mr Davey had an interest due to being employed by the Weld Estate.

Mrs Rudd is the tenant of a shop.

Mrs King had an interest as access to her property is via land owned by the Weld Estate.

Mr Miller's interest is that as part of these plans he will lose his shed at the Cove.

12/13/157 **Planning Applications**

- a) **6/2012/0757** - Lulworth Cove, West Lulworth. Improvements around Mill Pond (including demolition of kiosk and replacement bin store), improvements to Fisherman's Green (including provision of new public toilets in the existing waterworks building, conversion of the existing public toilets to a cafe and kiosk and demolition of the existing kiosk) and improvements to the beach (including an extension to the beach cafe, new decking area and retaining wall).

The Parish Council welcomed improvements to the Cove and acknowledged the need for commercial return.

*Some of the views expressed on the plans:*

i) **Mill Pond comments:**

- The removal of the hedge would not improve the view. Hedge could be cut back to fence height.
- Concern over opening up of the duck pond. A comment was made that it needs cleaning.

ii) **Bin Store comments:**

- Would want to see this remain and kept as a bin store.
- Would not want it to be another retail outlet.
- Appearance – slate tiles to match existing properties.

iii) **Fisherman's Green comments:**

- The plans are for the pumping station to house the new toilets.
- Public toilets need to be within easy access of car park and the Cove. Need 24 hour toilets. Refurbishing of the current toilet block to modern standards and the addition of a disabled toilet could be done within the confines of the present toilet block using the existing connection to the main

sewer. If this was done there would be no requirement for the pump house to be converted this could be a museum.

- Roof terrace/cafe would impinge on Coastguard Cottages and Mill Pond Cottages.
- Character of buildings being lost.
- Mrs King stated that the pumping station is built on the site of an old mill. A mill has been here for at least 7 centuries. The village's water supply is pumped from this area. The building has some interesting historical equipment. The building could become a museum with an accompanying shop depicting the power the stream has brought to the village in the past. A small hydro-electric project could be incorporated, as at The Old Mill at Wool.

A proposal was put forward by Mrs Colvin that the plans are should be approved as they are. No one seconded this proposal.

Mrs King proposed that the plans for the toilets are rejected; this was seconded by Mrs Rudd. The motion was carried (6 for, 1 against, 1 abstention).

**iv) Beach Cafe comments:**

- The permanent fencing will restrict access for users at the cove.
- The extension of the cafe on to the beach could mean that people become trapped at high tide. This could be overcome by steps to the beach from the shack, and allowing people through the cafe area to the slipway.
- Greater retail space.
- These plans close off access to a Heritage Site. Access to the beach will be limited not only by the extension of the cafe but by the tides.
- The sleepers are out further - this will mean that the cafe's foundations are protected.
- Concern over the repositioning of the winch.
- The proposed fenestration is not in keeping with the existing building. Want to keep as many of the existing features as possible.
- Could lose employment.
- The numerous railway sleepers incorporated in the building are not visually appropriate.

*Mr Miller declared that he would not vote on this part of the application.*

It was proposed by Mr Knight that objections are made to these plans due to the cumulative impact on the Cove area regarding access, World Heritage Coast, visual amenity, vehicular movements in restricted road and the hazard on beach as people could become trapped at high tide. This was seconded by Mr Whittle. The motion was carried. (Voting: 5 for, 1 against and 2 abstentions).

- b) **6/2012/0781-** Main Road (Lulworth Cove Inn), West Lulworth, BH20 5RQ. Change of use of office to takeaway (Use Class A5) and erect canopy and roof plant.

Concern was expressed over the location of the proposed take away as it would be served by a narrow pavement and sited by a roundabout; the latter of which could lead to dangerous parking at this location.

- c) **6/2012/0792** - Shepherds Way (21), West Lulworth, BH20 5SL. Construct retaining wall. Erect single storey extension on north elevation, first floor extension on west elevation above garage and single storey extension on south elevation. Construct pool and hot tub.

The Parish Council has no objections to this planning application.

12/13/158 **Items for information and Items for next agenda**

None.

12/13/159 **Date of the Next Meeting**

The next Parish Council meeting will be held on Monday January 7<sup>th</sup> 2013 at 7.30pm at West Lulworth Village Hall.

With no further business the meeting was closed by the Chairman at 9.33pm.

Chairman: .....

Date: .....