



Place and Resources Overview Committee

Date: Thursday, 9 February 2023
Time: 10.00 am
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum 3)

Carole Jones (Chairman), Les Fry (Vice-Chairman), Tony Alford, Toni Coombs, Ryan Hope, Sherry Jespersen, Val Potheary, Maria Roe, Andrew Starr and Roland Tarr

Chief Executive: Matt Prosser, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic Services
Meeting Contact 01305 252209 / lindsey.watson@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda.

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Agenda

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Representatives of town or parish councils and members of the public who live, work or represent an organisation within the Dorset Council area are welcome to submit up to two questions or two statements for each meeting. Alternatively, you could submit one question and one statement for each meeting.

All submissions must be emailed in full to
lindsey.watson@dorsetcouncil.gov.uk by 8.30am on 6 February 2023.

When submitting your question(s) and/or statement(s) please note that:

- no more than three minutes will be allowed for any one question

- or statement to be asked/read
- a question may include a short pre-amble to set the context and this will be included within the three minute period
 - please note that sub divided questions count towards your total of two
 - when submitting a question please indicate who the question is for (e.g. the name of the committee or Portfolio Holder)
 - Include your name, address and contact details. Only your name will be published but we may need your other details to contact you about your question or statement in advance of the meeting.
 - questions and statements received in line with the council's rules for public participation will be published as a supplement to the agenda
 - all questions, statements and responses will be published in full within the minutes of the meeting.

[Dorset Council Constitution](#) Procedure Rule 9

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Agenda item 5 - Public Participation

Statement relating to agenda item 7 – Council tax premiums on second homes and empty properties

Statement from Tony Tuck – Secretary of the Lyme Regis Beach Hut, Caravan and Chalet Owners' Association

As the Secretary of the Association for chalet owners in Lyme Regis I write in response to this Dorset Cabinet Paper asking you to ensure that you exclude from your consideration of the 200% surcharge on 'second homes' the wooden chalets around the Cobb and Monmouth Beach in Lyme Regis.

In particular, I suggest that you must find a definition of "second home" better than that contained in your Paper, which defines a "home" in terms of being "home" i.e.

*"a second **home** is defined as a privately-owned habitable accommodation that is not occupied by anyone as their main residence. It may be occupied occasionally, for example as a holiday **home**....." (My **bold** highlight)*

The wooden chalets on Monmouth Beach can never be used as a home for they all have **an obligatory period of non-occupation**, as recognised by your council tax department. Most chalets can only be occupied between the 1st of March and the 7th of November in any one year, though a few do have extended leases enabling occupation until the 7th of January following.

Moreover, any concept of 'home' has to include an element of permanence. The chalet site is subject to a rolling 5 year temporary planning permission – which could be rescinded at any time.

By definition a 'home' must be a residence in which occupation can be experienced continuously without any obligatory and legal period of non-occupation.

I ask you to ensure that any decision that you take makes it crystal clear that these wooden chalets are excluded from the coverage of any proposed surcharge on genuine second homes.

By way of background information you should be aware that the Monmouth Beach chalets have traditionally been owned by local people. Many are in third or fourth generation ownership and a genuine community has prevailed over the years. They are traditionally heavily occupied during summer months and, because they are mainly akin to wooden sheds and rarely, save only when rebuilt, conform to any semblance of building regulation, are not habitable during the winter months, even were it to be permitted.

Also, these chalets do not in any way detract from the local housing stock, because of the obligatory period of non-occupation, they do not take homes away from local people, they do not impact on the external pressure to increase the price of genuine homes in the area, and they cannot be used as a short term solution for homeless families.

The recent tendency following a sale of a chalet has increased the number of chalets that may become 'buy to let'. This not only degrades any sense of community, but would be counterproductive for Dorset Council in that owners would cease to be council tax payers and instead be business rate payers, a lesser or zero amount of income.

I do hope that you agree that any definition of "second home" must exclude any dwelling where there is an obligatory period of non-occupation, such as the wooden chalets at Monmouth Beach.