

LYME REGIS TOWN COUNCIL

COASTAL FORUM MEETING

MINUTES OF THE MEETING HELD ON THURSDAY 17TH JUNE 2010

Chairman: Cllr S. Williams

LRTC: Cllr Mrs. A. Bradbury, Cllr Mrs. L. Jenkin, Cllr P. Williams and Miss V. Stickler (Admin. Officer)

WDDC: Mr. N. Browning and Cllr Mrs. M. Penfold

Guests: Mrs. I. Etherington, Mr. M. Etherington, M. Furber, Mr. K. Gollop, Mr. D Hallett, J. Hedley-Tuffs, Mrs. P. Kaxe, Mr. A. Kennard, Mr. F. Lestner, Ms. A. Maslen (Lyme Regis News), Mrs. G. Peed, Mr. P. Peed, Mrs. A. Sankey and Mr. P. Sankey

Apologies

Apologies for absence were received from Mr. R. Gollop, Mr. A. Lawrence, Mrs. C. Thomas, Mr. G. Thomas, Ms. S. Whitemore and the Mayor, Cllr Mrs. M. Ellis.

Matters arising from the notes of the previous meeting

There were no matters arising from the notes of the previous meeting.

Shoreline Management Plan 2

Progress Update

Mr. N. Browning reported that a detailed presentation had been made during the previous week to the Environment Agency's National Review Group. He reminded all members of the key features of the proposed scheme and advised that all approved lead-in work was now complete. In general the project was progressing as planned and on schedule with the following stages to come:

- consultants appointment – Summer 2010
- design – Autumn 2010 to Spring 2011
- procurement – Summer/Autumn 2011

The earliest start date would be Spring 2012, lasting less than two years. The final stage would be to correct any defaults. The environmental mitigation work was due to start in Spring 2011.

The statutory consultations for the project had recently started. This had included a search for the owners of identified areas of land for which there were no ownership details. Notice had also been served on the relevant bodies including local authorities and environment organisations.

Phase IV Planning Consent and Conditions

Members were informed that planning consent had been received and Mr. N. Browning highlighted the conditions attached to the consent. A copy of the planning decision is attached.

Grant Application and Other Funding

Once planning permission had been received, the team progressed to produce a Project Appraisal Report to be submitted for consideration for Defra funding. Mr. N. Browning talked members through the Report and the Outcome Measures as discussed in detail at previous meetings. There were concerns that the new government planned to introduce severe funding cuts which could impact on the funding available. The

figure that the team would be asking Defra approval for was £21,348,000. Once the application had been submitted, the team were invited to appear in front of the Environment Agency National Review Group to discuss the application. There were some items that required further information that would be reported back to the Chairman of the Review Group in the near future.

Questions and Discussion

Mr. K. Gollop asked if there were any concerns with regards to finance with the new government's planned cuts. Mr. N. Browning responses that there was a risk of refusal of funding of a delay to the project, but as this was the final phase of the scheme and a five year limit on the planning consent, it was felt that there was a strong case of the funding of Phase IV.

Mr. N. Browning was asked what were the risks of not carrying out the proposed works. He advised that, if nothing is done, up to 900 metres of Charmouth Road and Church Street and any houses to the east would be at risk. This was approximately 144 houses and flats at risk of destruction over the next 50 years. Over the same period approximately 340 additional properties would be at risk of losing access, land or utilities.

Mr. N. Browning was asked if the proposed dates for the works would include the time period when the Olympic sailing events were to be held in Weymouth and Portland as there were concerns with the closure of part of Charmouth Road car park and loss of parking spaces. He replied that the sailing events would take place over two weeks in Portland and it wasn't felt that there would be a big impact in terms of volume of extra visitors to the town. The Chairman suggested that additional park and ride services could be considered for that period of time to mitigate the loss of car parking spaces.

Cllr Mrs. L. Jenkin asked if the team were content with the draft Shoreline Management Plan 2. Mr. N. Browning confirmed that the wording had been updated further to comments made by WDDC and Lyme Regis Town Council, who were both involved in consultations on this document, to clearly include the proposed Phase IV work. The shorter term designation for the Phase IV area was 'Hold-the-line' and 'Hold-the-line as far as possible' with a 'Managed Realignment' designation for the longer term period.

Any Other Business

Mr. K. Gollop queried the future of the WDDC Cobb offices and the site of the former 14/15 Marine Parade properties. Mr. N. Browning advised that the offices could only be used in line with the existing planning consent and therefore negotiations with a potential tenant were taking place. The site of the former 14/15 Marine Parade was being sold via auction with planning consent for replacement houses and a retail unit.

Date of next meeting

January 2011 – We can now confirm that the next meeting will take place on Thursday 17th March 2011, 7pm in the Marine Theatre.

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Development Services Division
Development Services Manager
John Greenslade, Dip TP, BSc, MRTPI, MRICS, Dip Mgmt (Open)

LYME REGIS

<p style="text-align: center;">APPROVAL OF PLANNING PERMISSION Town and Country Planning (General Development Procedure) Order 1995 Town and Country Planning Act 1990</p>

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

Application No: 1/D/10/000077

Location of Development:

LAND AT CHURCH CLIFF & EAST CLIFF, LYME REGIS

Description of Development:

Phase 4 of coast protection & slope stabilisation measures to protect the East of Lyme Regis including 390m of new sea wall, rock revetment, slope stabilisation works, landscaping & other environmental mitigation measures

In pursuance of their powers under the above mentioned Act(s), West Dorset District Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed below:

Location Plan - drawing no. Lrei 61/045 received on 15/01/2010

Slope stabilisation works Church Cliff Flats & Church Cliff Area - drawing no. PH4\PD\601 Rev 2 received on 15/01/2010

Slope stabilisation works Cedar Cottage Area - drawing no. PH4\PD\602 Rev 2 received on 15/01/2010

Slope stabilisation works East Cliff Lane Area - drawing no. PH4\PD\603 Rev 2 received on 15/01/2010

Slope stabilisation works middle coastal slopes area - drawing no. PH4\PD\607 Rev 2 received on 15/01/2010

Slope stabilisation works typical details - drawing no. PH4\PD\608 Rev 2 received on 15/01/2010

Slope stabilisation works East Cliff main slip area (revised scheme) option 3 pile wall with steel tie - drawing no. PH4\PD\610 Rev 1 received on 15/01/2010

Slope Stabilisation works East cliff side scrap area (revised scheme) option 2 soil nailing - drawing no. PH4\PD\611 Rev 1 received on 15/01/2010

Slope stabilisation works allotments east area (revised scheme) option 2 pile wall with steel ties -

Chief Executive: D M Clarke
Directors: D Evans, A Stuart

drawing no. PH4\PD\612 Rev 1 received on 15/01/2010
General arrangement plan revised scheme sheet 1 of 3 - drawing no. PH4\PD\901 Rev 3 received on 15/01/2010
General arrangement plan revised scheme sheet 2 of 3 - drawing no. PH4\PD\902 Rev 5 received on 15/01/2010
General arrangement plan revised scheme sheet 3 of 3 - drawing no. PH4\PD\903 Rev 3 received on 15/01/2010
Foreshore works proposed seawall plan sheet 1 of 2 - drawing no. PH4\PD\904 Rev 2 received on 15/01/2010
Foreshore works proposed seawall plan sheet 2 of 2 - drawing no. PH4\PD\905 Rev 3 received on 15/01/2010
Foreshore works sections through proposed seawall (revised scheme) sheet 1 - drawing no. PH4\PD\906 Rev 2 received on 15/01/2010
Foreshore works sections through proposed seawall sheet 2 - drawing no. PH4\PD\907 Rev 2 received on 15/01/2010
Foreshore works sections through proposed seawall sheet 3 - drawing no. PH4\PD\908 Rev 3 received on 15/01/2010
Foreshore works proposed seawall elevations - drawing no. PH4\PD\909 Rev 2 received on 15/01/2010
Foreshore works proposed seawall typical details - drawing no. PH4\PD\910 Rev 2 received on 15/01/2010
Foreshore works proposed seawall stairs details - drawing no. PH4\PD\911 Rev 2 received on 15/01/2010
Foreshore works groyne details - drawing no. PH4\PD\912 Rev 2 received on 15/01/2010
Foreshore drainage works new seawall drainage plan sheet 1 of 2 - drawing no. PH4\PD\1001 Rev 1 received on 15/01/2010
Foreshore drainage works new seawall drainage plan sheet 2 of 2 - drawing no. PH4\PD\1002 Rev 1 received on 15/01/2010
Foreshore drainage works sections through new seawall sheet 1 - drawing no. PH4\PD\1003 Rev 1 received on 15/01/2010
Foreshore drainage works sections through new seawall sheet 2 - drawing no. PH4\PD\1004 Rev 1 received on 15/01/2010
Revised mitigation strategy lower coastal slopes - Church Cliff - drawing no. FIGURE 5.4.7 received on 15/01/2010
Revised mitigation strategy lower coastal slopes - East Cliff - drawing no. FIGURE 5.4.8 received on 15/01/2010
Revised mitigation strategy middle coastal slopes - drawing no. FIGURE 5.4.9 received on 15/01/2010
Mitigation strategy seawall east end spiral - drawing no. FIGURE 5.4.10 received on 15/01/2010

SUBJECT TO ATTACHED SCHEDULE OF EIGHT CONDITIONS

PLEASE REFER TO NOTES ENCLOSED

Signed: *John Greenslade*
Development Services Manager
Dated: 14 April, 2010

APPLICATION NO: 1/D/10/000077
LAND AT CHURCH CLIFF & EAST CLIFF, LYME REGIS
SCHEDULE OF CONDITIONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The objectives of the Statement will be to (i) ensure that best practice is used to define and limit the areas of working, and working methods, before and during construction and (ii) to minimise the risk of pollution. The approved Statement shall be adhered to throughout the construction period.

REASON: To ensure the use of the best practicable methods for conserving this sensitive ecological resource in accordance with West Dorset District Local Plan SA12 (Species Protection) and Central Government policy expressed through Planning Policy Statement 9: Biodiversity.

3. No development shall take place, including any works of demolition, until a full Ecological and Landscape Management Plan, has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period.

REASON: To reduce any residual effects on the designated Special Area of Conservation to an inconsequential level in accordance with West Dorset District Local Plan SA12 (Species Protection) and Central Government policy expressed through Planning Policy Statement 9: Biodiversity.

4. No development shall take place, including any works of demolition, until a suitably qualified Ecological Clerk of Works has been appointed to oversee the implementation of the Construction Method Statement and the Ecological and Landscape Management Plan required by the conditions above.

REASON: To ensure that the *Construction Method Statement and the Ecological and Landscape Management Plan* are implemented, and that an appropriately qualified person is available as a contact between construction site personnel, Natural England and the developer, all in accordance with West Dorset District Local Plan SA12 (Species Protection) and Central Government policy expressed through Planning Policy Statement 9: Biodiversity.

5. No development shall commence until a hard and soft landscaping scheme

has been submitted to and approved in writing by the local planning authority. The submitted scheme shall include (i) planting plans, (ii) written specifications and schedules of proposed plants noting species, planting sizes, proposed numbers/densities and - where appropriate - implementation timetables, (iii) full details of the surfacing, railings, seats and other fixtures proposed for the sea wall walkway and pedestrian accesses to the beach, including an implementation timetable, and (iv) a schedule of landscape maintenance proposals for a period of not less than five years from the date of completion of the scheme. Thereafter, unless the approved implementation timetables state otherwise, the approved landscaping scheme shall be implemented in the planting season November – March immediately following the commencement of development.

REASON: To safeguard the character of the area in accordance with West Dorset District Local Plan policy DA2 (Landscape Schemes) and to ensure the most appropriate restored habitat for conserving this sensitive ecological resource in accordance with West Dorset District Local Plan SA12 (Species Protection) and Central Government policy expressed through Planning Policy Statement 9: Biodiversity.

6. No development shall commence until a surface and ground water drainage scheme, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall have been submitted to, and agreed in writing by, the local planning authority. Thereafter, development shall proceed in accordance with the agreed scheme.

REASON: To minimise the risk of flooding in accordance with Government guidance expressed through Planning Policy Statement 25 (PPS 25); Development and Flood Risk and to ensure the most appropriate restored habitat for conserving this sensitive ecological resource in accordance with West Dorset District Local Plan SA12 (Species Protection) and Central Government policy expressed through Planning Policy Statement 9: Biodiversity.

7. No development shall commence until a scheme for archaeological, geological and paleontological observation and recording to take place during groundworks has been submitted to, and agreed in writing by, the local planning authority. Thereafter, development shall proceed in accordance with the agreed scheme.

REASON: To ensure that any archaeological interest on the site is properly recorded in accordance with Government guidance expressed through Planning Policy Statement 5 (PPS5): Planning for the Historic Environment.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order with or without modification) there shall be no operational development within the "*proposed viewing area for car park*

users” other than (i) works reasonably necessary to implement the coast protection and slope stabilisation works hereby approved, and (ii) seats, paths, litter bins, information boards and associated works consistent with this area’s proposed function as a viewing area.

REASON: Whilst acknowledging the considerable benefit to be gained from allowing public access to this area to view the coastline, the local planning authority believes that the character of the area, and the amenities of adjoining residents, require a sensitive, low-key approach to any associated development, consistent with West Dorset District Local Plan policy DA6 (Privacy, Daylight and General Amenity);

SUMMARY OF REASONS FOR GRANTING PERMISSION AND OF THE POLICIES AND PROPOSALS IN THE DEVELOPMENT PLAN WHICH ARE RELEVANT TO THE DECISION TO GRANT PERMISSION.

The local planning authority considers that the proposed coast protection and slope stabilisation works are essential, but acknowledges that even in such circumstances Environment Policy L of The Bournemouth, Dorset and Poole Structure Plan requires that the development should take account of the environmental significance of the location in which it is proposed and its effect on natural processes. In this case the local planning authority concludes that extensive pre-application consultation with the full range of statutory consultees and other interested parties has resulted in a scheme which meets all of these objectives; offering the prospect of effective coast protection for the 60 year design life of the scheme, whilst mitigating the negative effects on the significant ecological, geological and heritage assets within, and bordering the scheme, to the minimum that is practicably achievable. As such, the local planning authority considers the development to be consistent with (i) West Dorset District Local Plan policies SA12 (Species Protection), SA20 (Settings of Listed Buildings) and SA21 (Protection of Character or Appearance of Conservation Areas); and (ii) Central Government policy expressed through Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 5: Planning for the Historic Environment, Planning Policy Statement 9: Biodiversity and Geological Conservation, Planning Policy Guidance 20: Coastal Planning and Planning Policy Statement 25: Development and Flood Risk.

The local planning authority has made an appropriate assessment of the development to meet the requirements of Regulation 48(1) of The Conservation (Natural Habitats, &c.) Regulations 1994 and has also undertaken a specific assessment of the impacts of the development upon the West Dorset Coast Site of Special Scientific Interest (SSSI) in acknowledgement of the duty on public bodies, including local planning authorities, to “*take reasonable steps, consistent with the proper exercise of the authority’s functions, to further conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest*” imposed by Section 28G of the Wildlife and Countryside Act 1981 (as amended).

The local planning authority has considered the likely impact of traffic movements associated with this development, particularly during the construction phase, and has concluded that there are no impacts which would justify withholding planning permission, having regard to West Dorset District Local Plan policy AH14 (Road Safety). The local planning authority has reached this conclusion having had regard to the responses it has received from the local highway authority and the Highways Agency.

Representations received from adjoining residents have raised a number of concerns in respect of residential amenity. Most of these relate to issues that cannot reasonably be controlled by the local

planning authority, and are matters that should be pursued directly with the applicants. However, there are concerns that the level of amenity within certain properties will be unacceptably reduced by noise, litter and vandalism – and these can be material planning considerations. In this case the local planning authority has considered the specifics of the issues that have been raised and finds nothing that would justify withholding planning permission, albeit that conditions in respect of landscaping and the removal of certain permitted development rights are considered necessary in respect of the “*proposed viewing area for car park users*”

NOTES TO APPLICANT

1. In complying with the relevant conditions on this consent the developer’s attention is drawn to the notes and informatives on the Environment Agency’s observations on this application dated 25 February 2010.
2. This permission should be read in conjunction with (i) the appropriate assessment of the development made in compliance with Regulation 48(1) of The Conservation (Natural Habitats, &c.) Regulations 1994, dated 12 March 2010, and (ii) the “*Assessment of Effects on West Dorset Coast Site of Special Scientific Interest*” undertaking pursuant to Section 28G of the Wildlife and Countryside Act 1981 (as amended), and dated 09 March 2010.

Further application(s) should be submitted to this Council where the above condition(s) require the written approval of the local planning authority. All such applications must be made in writing and must be accompanied by the relevant fee. A standard application form (1APP form No. 27), fee details and extract from the relevant government Circular 04/2008 is available from our website: <http://www.dorsetforyou.com/index.jsp?articleid=363982> .