



**John Wright**  
Town Clerk

**Lyme Regis Town Council**

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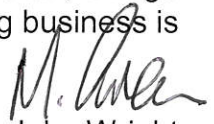
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**Planning Committee**

**Core Membership:** Cllr B. Larcombe (chairman), Cllr J. Broom (vice chairman), Cllr Mrs M. Ellis, Cllr D. Hallett, Cllr Mrs C. Reynolds, Cllr P Ridley, Cllr J. Scowen, Cllr G. Turner and Cllr S. Williams.

Notice is hereby given of a meeting of the Planning Committee to be held in the Guildhall, Bridge Street, Lyme Regis, on Tuesday 26 June 2018 commencing at 7.00pm, when the following business is proposed to be transacted:

  
John Wright  
Town Clerk

20.06.18

**AGENDA**

**1. Terms of Reference**

To allow the committee to receive its terms of reference

**2. Public Forum**

Twenty minutes will be made available for public comment and response in relation to items on this agenda.

*Individuals will be permitted a maximum of three minutes each to address the committee*

**3. Apologies**

To receive and record any apologies and reasons for absence.

**4. Minutes**

To confirm the accuracy of the minutes of the Planning Committee held on the 29 May 2018 (attached).

**5. Disclosable Pecuniary Interests**

Members are reminded that if they have a Disclosable Pecuniary Interest on their register of interests relating to any item on the agenda they are prevented from participating in any discussion or voting on that matter at the meeting and to do so would amount to a criminal offence. Similarly if you are or become aware of a Disclosable Pecuniary Interest in a matter under consideration at this meeting which is not on your register of interests or is in the process of being added to your register you must disclose such interest at this meeting and register it within 28 days

**6. Dispensations**

To note the grant of dispensations made by the town clerk in relation to the business of this meeting.

**7. Matters arising from the minutes of the Planning Committee meeting held on 29 May 2018**

There are no matters arising on this agenda.

**8. Update Report**

To update members on issues previously reported to this committee

**9. Planning Applications**

To comment on planning applications submitted as per attached list including consideration of related correspondence.

**Public comment**

Prior to consideration of each planning application representations will be invited from members of the public either objecting to, or in support of, the application, subject to requests having previously been notified to the chairman or town clerk.

Individuals will be permitted a maximum of three minutes each to address the committee.

**10. Amended/Additional Plans**

There are no amended plans on this agenda.

**11. Withdrawn Applications**

To note the withdrawn application.

**12. Planning Decisions**

To note decisions of the planning authority on previously submitted planning applications as set out on the attached list.

**13. Correspondence from West Dorset District council regarding planning related matters**

For members to be made aware of letters from West Dorset District Council relating to planning matters.

**14. West Dorset and Weymouth & Portland Local Plan Review – Preferred Option Stage**

To inform members about the next stage of the local plan

**15. Exempt Business**

**Committee:** Planning

**Date:** 26 June 2018

**Title:** Terms of Reference

**Purpose**

To allow the committee to receive its terms of reference

**Recommendation**

The committee receives its terms of reference

**Background**

1. On 23 May 2018, the Full Council was asked to approve the terms of reference for its committees.
2. Assuming there are no amendments made by the Full Council, the terms of reference for the Planning Committee, along with the general terms of reference that apply to all of the council's committees is attached, **appendix 1A**.
3. Any recommendations from this committee will be considered by the Full Council on 11 July 2018.

John Wright  
Town clerk  
June 2018



## Terms of Reference

### 2. Committees – General

- 2.1 The purpose of the council's committees is to consider issues under their remit. Issues will normally be outlined in a report prepared by officers and each report will normally include a recommendation.
- 2.2 Any recommendation(s) from a council committee will be considered at the subsequent meeting of the Full Council. Any decision or recommendation from a council committee has no status until it has been adopted by the Full Council by way of a resolution. This is unless a committee has devolved powers, i.e. Planning in respect of making recommendations direct to West Dorset District Council on planning applications.
- 2.3 Each committee will:
  - 2.3.1 Elect its chairman and vice-chairman from among its membership;
  - 2.3.2 Confirm the accuracy of the minutes of the last committee meeting;
  - 2.3.3 Agree and review the terms of reference for sub-committees, working or advisory groups that report to the committee;
  - 2.3.4 Receive nominations to existing sub-committees, working or advisory groups that report to the committee;
  - 2.3.5 Elect chairmen and vice-chairmen to existing sub-committees, working or advisory groups that report to the committee;
  - 2.3.6 Appoint any new sub-committees, working or advisory groups, confirmation of their terms of reference, the number of members (including, if appropriate, substitute councillors), receipt of nominations and the election of chairmen and vice-chairmen to them;
  - 2.3.7 To examine on behalf of the council various policies, strategies and plans relating to its subject area and to report these to the Full Council;
  - 2.3.8 To undertake reviews or policy development tasks in relation to any matters falling within the remit of the committee;
  - 2.3.9 To work with other relevant committees of the council where an area of work is shared with that committee.

- 2.4 Council-approved projects and objectives will be delegated to the relevant committee.
- 2.5 No business may be transacted at a committee meeting of the Full Council unless at least one third of the whole number of members of the committee are present and in no case shall the quorum of a meeting be less than three.

**7. Planning**

- 7.1 The purpose of the Planning Committee is to ensure the long-term interests of the town as a whole are taken into account in policies and decisions of the town, district and county councils, in so far as planning and highways issues are concerned.
  - 7.1.1 To make recommendations direct to West Dorset District Council on planning applications.
  - 7.1.2 The chairman and vice-chairman of the committee have delegated authority to make recommendations directly to West Dorset District Council on the committee's behalf if a comment is required before the next meeting.

**LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE – 26 June 2018  
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/18/000727 FULL** (Received 24 May 2018)  
Wadsworth – Demolition of single storey rear extension and erection of two storey rear extension – 50 – 51 Silver Street, Lyme Regis, DT7 3HR
  
- 2) **WD/D/18/001003 FULL** (Received 9 June 2018)  
Hickman – Install external gas meter and gas supply pipe, install boiler and internal alterations – Flat 4, Gatesfield, Sidmouth Road, Lyme Regis, DT7 3EQ
  
- 3) **WD/D/18/001032 FULL** (Received 9 June 2018)  
Obstgarten Ltd – Insertion of new wrought iron gates – 1 Mill Green, Lyme Regis, DT7 3PH
  
- 4) **WD/D/18/001060 FULL** (Received 9 June 2018)  
West Dorset District Council – Erect two storey extension and alterations to include observational deck at first floor level – Harbour Masters Office, The Cobb, Lyme Regis, DT7 3JJ
  
- 5) **WD/D/18/001063 FULL** (Received 2 June 2018)  
Cockerell – Erection of car port and workshop – 4 Colway Rise, Colway Lane, Lyme Regis, DT7 3HJ
  
- 6) **WD/D/18/001065 CERTIFICATE OF LAWFULNESS** (Received 3 June 2018)  
Cockerell – Conversion of former integral garages to living accommodation 4 Colway Rise, Colway Lane, Lyme Regis, DT7 3HJ  
**This application has now been withdrawn**
  
- 7) **WD/D/18/001085 FULL** (Received 20 June 2018)  
Roberts – Demolition of conservatory and erection of single storey extension. Alterations to garage to form en-suite bedroom. Alterations to porch, front door and front elevation – Melleray, Ware Lane, Lyme Regis, DT7 3EL
  
- 8) **WD/D/18/001110 FULL** (Received 14 June 2018)  
Thomas – Demolition of shower room, conservatory and shed and erection of a two storey rear extension – Myrtleville, Avenue Road, Lyme Regis, DT7 3AF

**AGENDA ITEM 11**

**LYME REGIS TOWN COUNCIL  
PLANNING AND HIGHWAYS COMMITTEE – 26 June 2018  
WITHDRAWN PLANNING APPLICATIONS**

- 1) WD/D/18/001065 CERTIFICATE OF LAWFULNESS** (Received 7 June 2018)  
Cockerell – Conversion of former integral garages to living accommodation – 4 Colway  
Rise, Colway Lane, Lyme Regis, DT7 3HJ

LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE – 26 June 2018  
PLANNING DECISIONS RECEIVED

*Town council comments in italic*

- 1) **WD/D/18/000244 VARIATION OF CONDION** (Received 14 June 2018)  
Fairish – Form opening through wall and install window (without compliance with condition 2 of planning permission WD/D/15/002756) - retrospective – Flat 11, The Gables, 13 Church Street, Lyme Regis, DT7 3DB  
**Refusal of Planning Permission**  
*Recommend refusal on the grounds that the window should be frosted glass and non-opening to avoid overlooking and loss of amenities to neighboring properties.*
- 2) **WD/D/18/000298 FULL** (Received 4 June 2018)  
Tornia Ltd – Internal building works and internal and external refurbishment of 53 and change of use for first floor of 54 to residential flat, together with internal and external works and repairs of existing second and third floor flats. – Bell Cliff House, 7 Broad Street, Lyme Regis, DT7 3QD  
**Approval of Planning Permission**  
*Recommend approval*
- 3) **WD/D/18/000299 LISTED BUILDING CONSENT** (Received 4 June 2018)  
Tornia Ltd Internal building works and internal and external refurbishment of 53 & 54 – 53 and 54 Broad Street, Lyme Regis, DT7 3QF  
**Approval of Listed Building Consent**  
*Recommend approval*
- 4) **WD/D/18/000403 FULL** (Received 24 May 2018)  
Robinson – Proposed new dwelling – The Vicarage, Westhill Road, Lyme Regis, DT7 3LW  
**Approval of Planning Permission**  
*Recommend refusal on the following grounds:*
  1. *Design – the design is completely out of keeping with all other dwellings in the area. It is dramatically out of character and the proposed dwellings design, location and close proximity to other properties will create a negative impact on the street scene.*
  2. *The proposed dwelling represents over development of the site. The proposed plot is located in the grounds of a significant house (The Old Vicarage) and would create a disproportionate setting for both dwellings.*
- 5) **WD/D/18/000519 FULL** (Received 5 June 2018)  
Tan Erection of 4 no. dwellings – Land at Chatterton House/Shire House, Shire Lane, Lyme Regis, DT7 3ES.  
**Approval of Planning permission**  
*Members recommended this application should be approved, subject to appropriate conditions requiring the retention of all mature trees on site and the retention and/or reinstatement of the established hedge adjoining shire Lane*

## AGENDA ITEM 12

- 6) **WD/D/18/000724 FULL** (Received 13 June 2018)  
Madill – Erection of first floor extension – Greenleas, Talbot Road, Lyme Regis, DT7 3BA  
**Approval of Planning Permission**  
*Recommend approval*
- 7) **WD/D/18/000777 FULL** (Received 8 June 2018)  
Precision Waterjet Ltd – Erect live-work unit comprising ground floor storage/industrial space, mezzanine floor offices and first floor residential accommodation. External works comprising landscaping, parking, offloading and turning areas and associated services – Uplyme Business Park, Uplyme Road, Lyme Regis, DT7 3LS  
**Approval of Planning Permission**  
*Recommend approval, subject to the residential occupation being tied to the business use.*
- 8) **WD/D/18/000859 FULL - Change of use** (Received 15 June 2018)  
Seal – Change of use of barn to dwelling (for holiday accommodation purposes) – Rhode Barton Farm, Rhode Barton, Charmouth Road, Lyme Regis, DT7 3UE  
**Approval of Planning Permission**  
*Recommend approval*

**Committee:** Planning

**Date:** 26 June 2018

**Title of Report:** Correspondence from West Dorset District Council (WDDC) & Dorset County Council (DCC) regarding planning-related matters

**Purpose of Report**

To make members aware of letters from WDDC & DCC about planning matters

**Recommendation**

Members consider the report

**Background**

1. Correspondence has been received from WDDC in relation to planning issues.
2. Copies of all the letters can be viewed at the town council offices, will be brought to this Planning Committee meeting and are summarised in the report below.

**Report**

3. A letter from Emma Telford, Planning Officer (western) for Dorset Council's Partnership with regard to the application at 18 Monmouth Beach Chalet.  
" In response to the Town Council's comment on the application an amended application form has been submitted with a signed certificate B and date given for when notice was served on Lyme Regis Town council"
4. Application No: WD/D/18/0000871 – Request for confirmation of compliance with conditions 3 and 4 of planning approval WD/D/17/001286 – 14 -15 Marine Parade, Lyme Regis.

Elaine Pawsey  
Senior administrative assistant  
June 2018



**Committee:** Planning

**Date:** 26 June 2018

**Title of Report:** West Dorset and Weymouth & Portland Local Plan Review – Preferred Option Stage

**Purpose of Report**

To inform members about the next stage of the review of the local plan.

**Recommendation**

Members note the draft Preferred Option report at this stage and make formal comments on the final report at the public consultation stage scheduled to commence in October of this year.

**Background**

1. The West Dorset and Weymouth & Portland Local Plan is in the process of being comprehensively reviewed.
2. A detailed report was submitted to the extraordinary meeting of this committee held on 14 March 2017.
3. At that time, it was noted that the draft proposals relating specifically to Lyme Regis were as set out in the attached **appendices 14 a) and b)**.
4. Members made a large number of comments and the response attached at **appendix 14 c)** was subsequently sent to West Dorset District Council (WDDC).
5. This response included some narrative about Strawberry Field under the heading 'other sites'.

**Report**

6. WDDC have now produced the Preferred Options report in draft form and the section specifically relating to Lyme Regis is attached as **appendix 14 d)**.
7. The wider report can be accessed via the following link:  
<https://moderngovdcp.dorsetforyou.gov.uk/ieListDocuments.aspx?CId=184&MId=962&Ver=4> and a hard copy will also be available for inspection in the office.
8. A copy of the letter also sent by WDDC to town and parish councils is attached as **appendix 14 e)**.
9. Although the report still needs to be considered by various committees at WDDC, and may, as a result, be subject to amendment, this is an opportunity to inform members about the process, timescale and the draft contents prior to the report being released for wider public consultation in October.



#### **AGENDA ITEM 14**

10. There may also be an opportunity to feed comments back to WDDC informally prior to the commencement of the next formal stage.
11. As things currently stand, the preferred option for a 'larger' residential development for Lyme Regis comprises a 40 dwelling extension to the north of the existing Woodberry Down site, with no reference to Strawberry Field whatsoever.
12. Whatever is agreed as part of the current review process is likely to determine the future development patterns for Lyme for the next 10-15 years. It is, therefore, important to ensure as far as possible that the plan properly reflects local priorities and needs.
13. Any recommendations from this committee will be considered by the meeting of Full Council to be held on 11 July 2018.

Mark Green  
Deputy town clerk  
June 2018

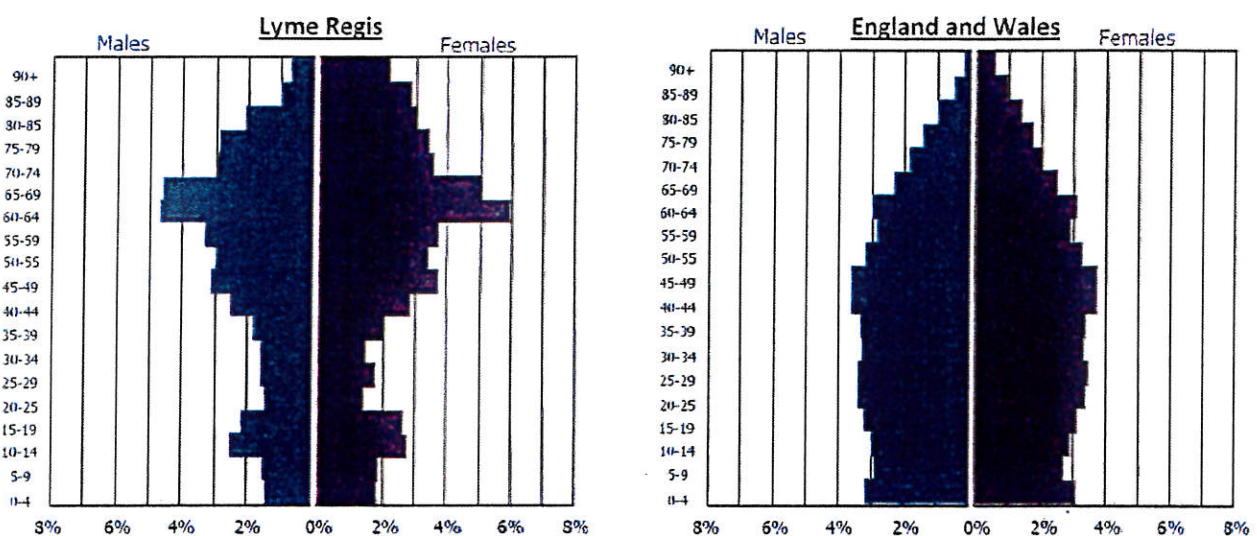
## 14. Development at Lyme Regis

### TOWN PROFILE

14.1 Lyme Regis is situated on the westernmost edge of West Dorset district, on the border with East Devon and wholly within the Dorset AONB. The town is an historic coastal town with a resident population of around 3,670. A further 1,663 people live in the adjoining village of Uplyme in East Devon.

14.2 The population structure for Lyme Regis is shown in the following population pyramid.

Figure 14.1 Population Pyramid - Lyme Regis



- 14.3 The town is one of Dorset's principal tourist resorts and an important centre for visitors to the World Heritage Coast. As a result, the town has the problem of having a significant number of second and holiday homes. Figures from 2011 show that more than 20% of the housing stock are second homes.
- 14.4 Land instability is an issue for parts of the town and coastal defence works have recently been completed.
- 14.5 The town is relatively self-contained in terms of employment, as there are about 1,500 economically active residents and 1,300 people working in the town. The type of employment offered is predominantly in accommodation and food service activities with major employers in the town being Dorset County Council and Lyme Regis Community Care Ltd.
- 14.6 Challenges for the local plan include taking advantage of the economic benefits of tourism and the World Heritage Site location, while meeting the local needs for affordable housing and jobs, and protecting the town's unique character and environment.

## INSPECTOR'S COMMENTS ON GROWTH AT LYME REGIS

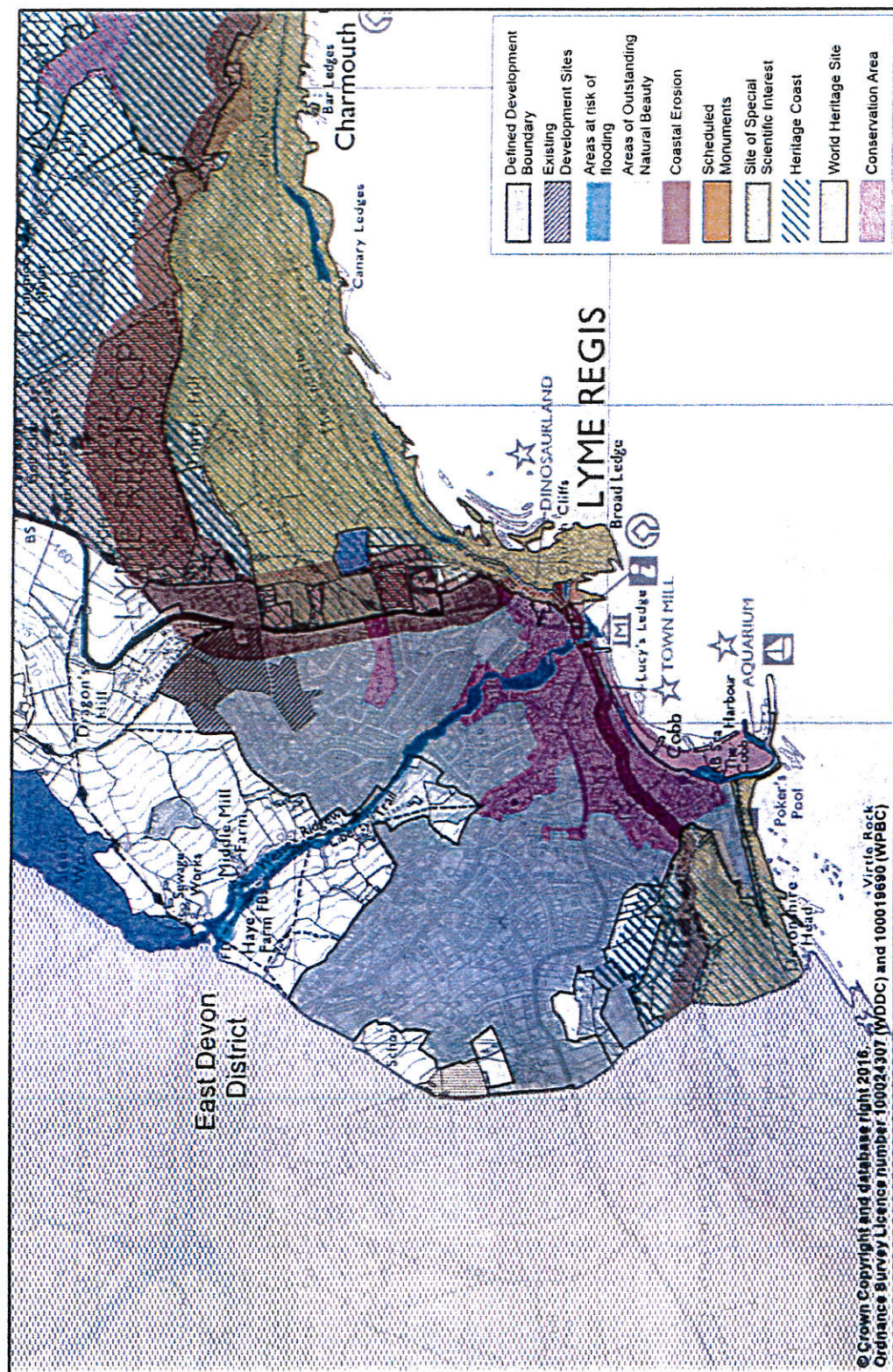
- 14.7 Due to the proximity of Lyme Regis to the district boundary and the presence of Uplyme in East Devon, the inspector highlighted the need for cross-boundary discussions. He said that he did *"not consider the close relationship between two parts of what can be viewed as the same settlement should be dismissed"* However, he recognised that *"it is unclear whether additional sites in Uplyme could be made available"* and recognised that options *"are limited because of the location of both settlements in Areas of Outstanding Natural Beauty (AONB) and land stability and access issues"*.
- 14.8 The allocation at Woodberry Down, included in the adopted local plan, was considered by the inspector to be visually *"well contained by the surrounding landform so its impact on the AONB is limited"*.

## ENVIRONMENTAL CONSTRAINTS AROUND THE TOWN

- 14.9 Lyme Regis is constrained by:
- the Dorset AONB and the East Devon AONB;
  - Land instability;
  - Dorset and East Devon World Heritage site;
  - Lyme Regis Conservation Area and other heritage assets;
  - Steep slopes and few areas of level ground;
  - Its landscape setting.



Figure 14.2 Constraints around Lyme Regis



## OPPORTUNITIES

- 14.10 The National Planning Policy Framework is clear that there are three dimensions to sustainable development: economic, social and environmental. Future growth in the Lyme Regis area will help to:

### Economic

- Support the tourism based economy;
- Provide opportunities for business growth;
- Maintain and improve the variety of shops in the town centre;

### Social

- Meet the need for affordable housing;
- Balance the local housing market by providing more homes for local people;
- Balance the age profile;
- Develop links with Uplyme in East Devon;
- retain and expand local facilities and services including shops, schools and doctors surgeries;

### Environmental

- Preserve the towns heritage and fossil interests;
- Preserve the towns setting in its landscape.

## POSSIBLE DEVELOPMENT OPTIONS

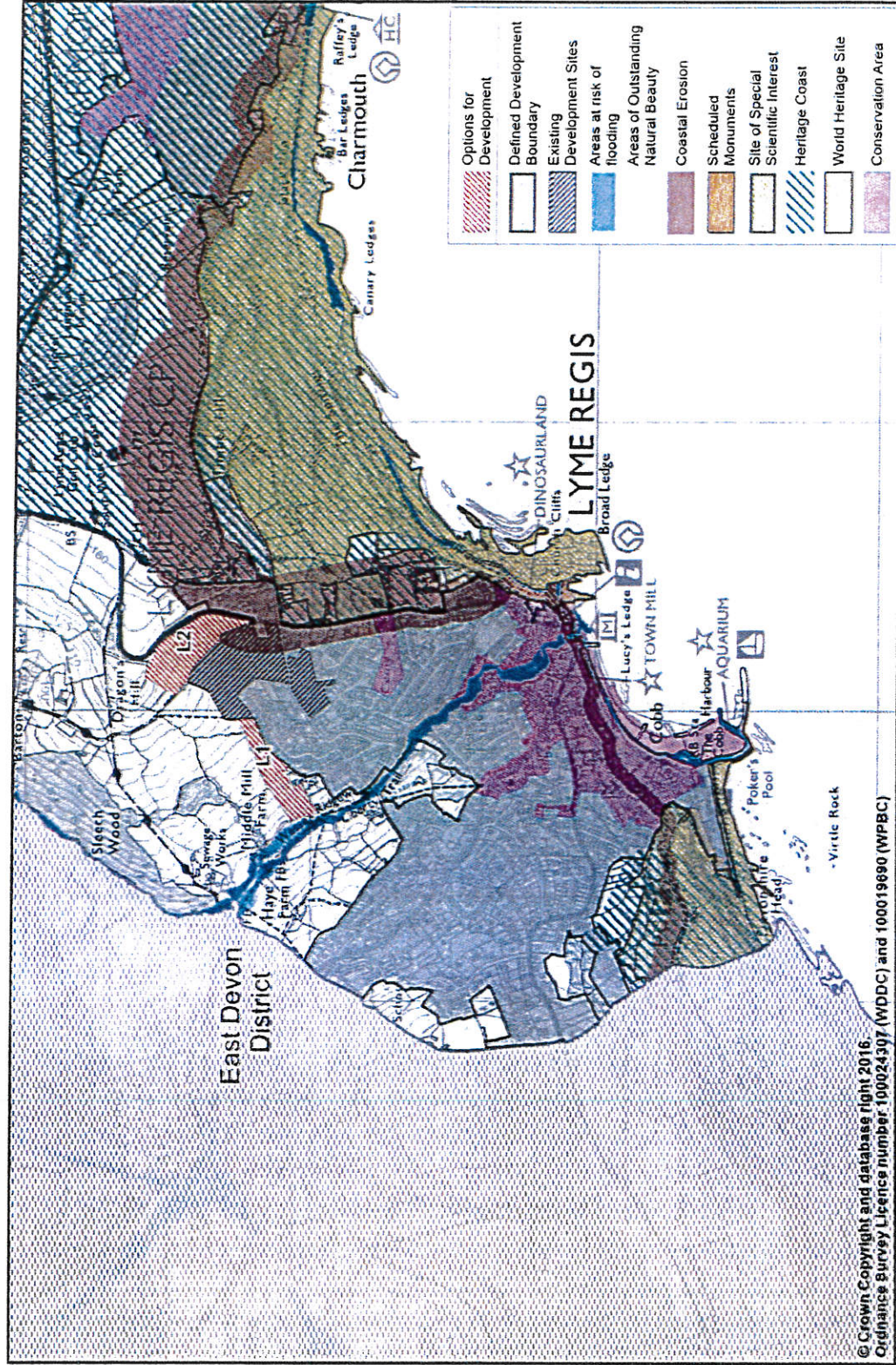
- 14.11 The topography, the Dorset AONB and East Devon AONB, land stability issues and the coast, all act together to limit opportunities for development in the Lyme Regis area.
- 14.12 Opportunities for delivering growth in the area have been explored with East Devon District Council and it is considered that the settlements together are only suitable for limited local growth. The Uplyme Neighbourhood Plan, currently being prepared by Uplyme Parish Council, has promoted small scale infilling within the development boundary of the village. Similarly the East Devon Villages Plan does not propose any allocations for the area.
- 14.13 In considering the future growth options at Lyme Regis, the councils have undertaken an initial 360 degree search of all possible development site options around the town. Unsuitable options have been discounted at an early stage through an initial site sieving exercise, with more detail in the accompanying background paper and sustainability appraisal.







Figure 14.4 Options for growth at Lyme Regis





DEVELOPMENT OPTION	INDICATIVE CAPACITY (DWELLINGS)	DEVELOPMENT ISSUES
L1: North of Lyme Regis	60	Within Dorset AONB - Landscape impact - Highway implications - possible surface water flooding issues.
L2: Timber Vale	80	Within Dorset AONB , Landscape impact, Land instability

14.15 The table and map present two options, but there is no reason why they could not come forward in combination or as smaller parcels.

14.16 At this stage, no commitment is being made to the development of any individual or group of options. Information about the potential development options is being sought. Additional work will need to be undertaken to further refine site suitability and fully establish infrastructure and employment land requirements as well as constraints to development such as landscape or heritage impacts.

**14-i. Lyme Regis has grown at an average rate of 15 dwellings per year over the last 5 years. Given the constrained nature of the Lyme Regis area, should we plan for a lower level of growth or maintain the current level of growth?**

**14-ii. Are there any additional issues related to the development of the site options?**

**14-iii. What are the infrastructure requirements for the development of the site options, individually or in combination with others?**



## Sustainability Appraisal Issues and Options

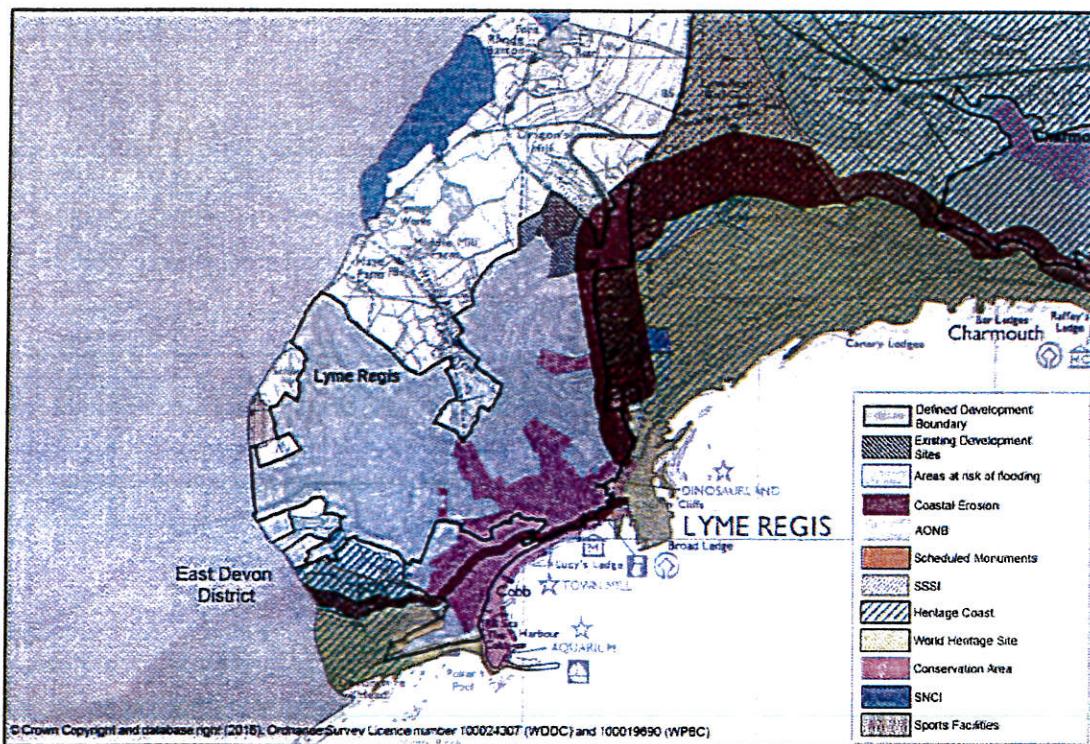
West Dorset, Weymouth & Portland Local Plan Review

### 13 Development at Lyme Regis

#### 13.0. INTRODUCTION

- 13.0.1 The historic coastal town of Lyme Regis has a resident population of around 3,670. A further 1,663 people live in the adjoining village of Uplyme in East Devon.
- 13.0.2 The town is one of Dorset's principal tourist resorts and an important centre for visitors to the East Devon and Dorset World Heritage Site.
- 13.0.3 Development around Lyme Regis is heavily constrained by environmental designations (Figure 13.1), with geological features of international importance, international wildlife designations, the Dorset AONB, and the East Devon and Dorset World Heritage Site. There are also significant physical constraints such as coastal change, land instability and flooding.

Figure 13.1: A map showing the environmental designations in Lyme Regis and surrounding areas.



- 13.0.4 The Inspector recognised the constraints to development in Lyme Regis, stating that *"it is unclear whether additional sites in Uplyme could be made available"* and recognised that options *"are limited because of the location of both settlements in Areas of Outstanding Natural Beauty (AONB) and land stability and access issues"*.

#### 13.1. STAGE 1: GENERAL DIRECTIONS FOR GROWTH AROUND LYME REGIS

- 13.1.1 Stage 1 of the assessment considered the sustainability impacts of development at each of the general areas for growth around Lyme Regis (Figure 13.2) as explained in Chapter 2.4.

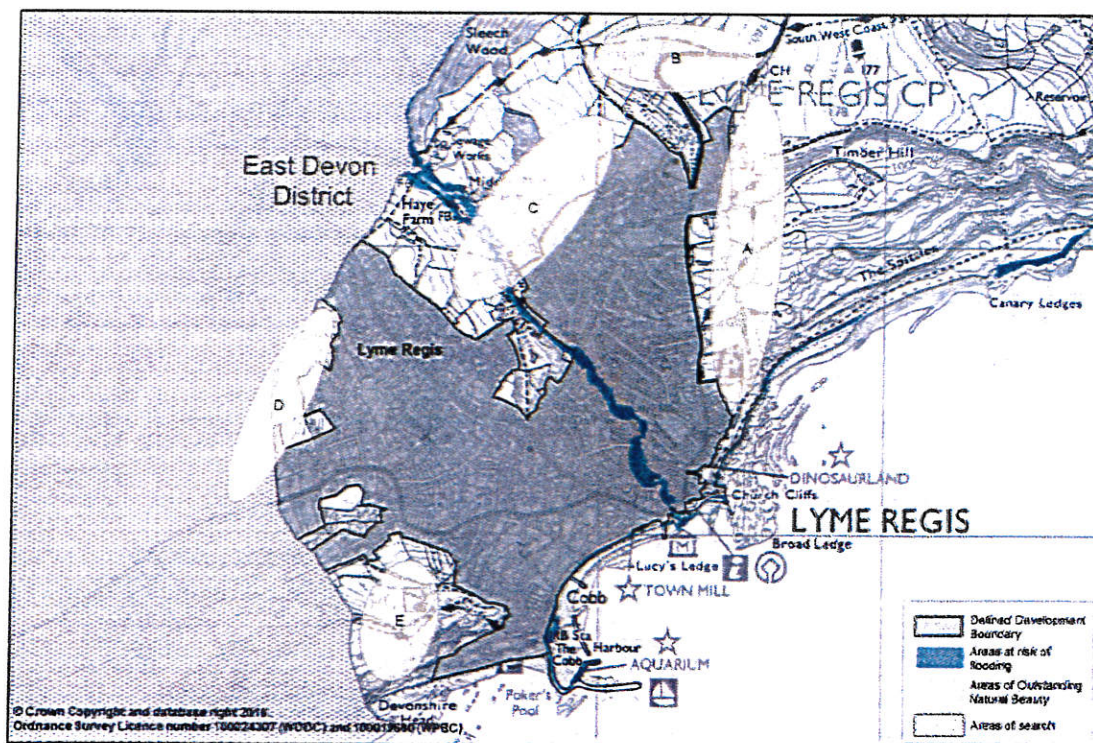


# Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

- 13.1.2 This stage takes a strategic view at the general directions for growth around Lyme Regis, exploring the consequences of delivering growth in each of these areas on achieving sustainable development.

Figure 13.2: A map showing the general areas for development surrounding Lyme Regis which were considered in the sustainability appraisal



- 13.1.3 The sustainability impacts of delivering development in each of these general areas for growth around Lyme Regis were assessed and evaluated.
- 13.1.4 The sustainability impacts associated with these options are summarised in Figure 13.3, with further details provided in Appendix A.

# Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Figure 13.3 A table summarising the findings of the sustainability appraisal of the general areas for development surrounding Lyme Regis

Sustainability Objective	A			B			C			D			E		
	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long	Short	Medium	Long
Biodiversity	-	-	-	-	-	-	0	0	0	0	0	0	-	-	-
Soil	-	-	-	-	-	-	0	0	0	0	0	0	-	-	-
Water	-	-	-	0	0	0	-	-	-	0	0	0	-	-	-
Air	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Flooding & Coastal Change	-	-	-	0	0	-	-	-	-	0	0	0	-	-	-
Landscape	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Historic Environment	-	-	-	0	0	0	0	0	0	0	0	0	-	-	-
Community	+	+	+	+	+	+	++	++	++	+	+	+	++	++	++
Housing	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
Economy	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	--	Strong negative effect
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- 13.1.5 Development at Lyme Regis is heavily constrained by environmental designations which reflect the international importance of this area for wildlife and geodiversity, and significant physical constraints resulting from flooding and coastal processes.
- 13.1.6 The potential for development in the areas near to the coast (areas A and E) are significantly constrained by land instability and coastal change, geological features of international importance, national wildlife designations, the Dorset AONB, and the East Devon and Dorset World Heritage Site. Furthermore, these areas are closer to the Lyme Regis Conservation Area and development in these areas may affect its setting.
- 13.1.7 The areas to the north of Lyme Regis, particularly areas C and B, are more sustainable development options according the sustainability appraisal. However, there remains the potential for development resulting in significant landscape impacts, since this area is located within the Dorset AONB, and area C includes a flood zone.
- 13.1.8 The analysis of the sustainability impacts associated with development in the general areas for growth helped to inform the decision regarding which areas should be discounted from further consideration and which should be taken forward for consultation at the Issues and Options stage. The decisions made and the reasons for these decisions are presented in Figure 13.4.



## Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Figure 13.4: A table showing the reasons for either retaining or discounting the general areas for development surrounding Lyme Regis

Option	Decision	Reason for decision
A	X	Development in this area is likely to result in unacceptable impacts upon the European wildlife designation, national wildlife designation and internationally important geological site, East Devon and Dorset World Heritage Site, and is subject to cliff top recession.
B	✓	Whilst there is potential for adverse impacts upon biodiversity, geodiversity, and the site is within the Dorset AONB, there may be some potential for development within this area.
C	✓	Whilst there is potential for adverse impacts upon landscape, geodiversity and flooding, there may be some potential for development within this area.
D	-	This area is largely located within East Devon and therefore cannot be allocated in the Local Plan Review.
E	X	Development in this area is likely to result in unacceptable impacts upon the European wildlife designation, national wildlife designation and internationally important geological site, East Devon and Dorset World Heritage Site, and is subject to cliff top recession.

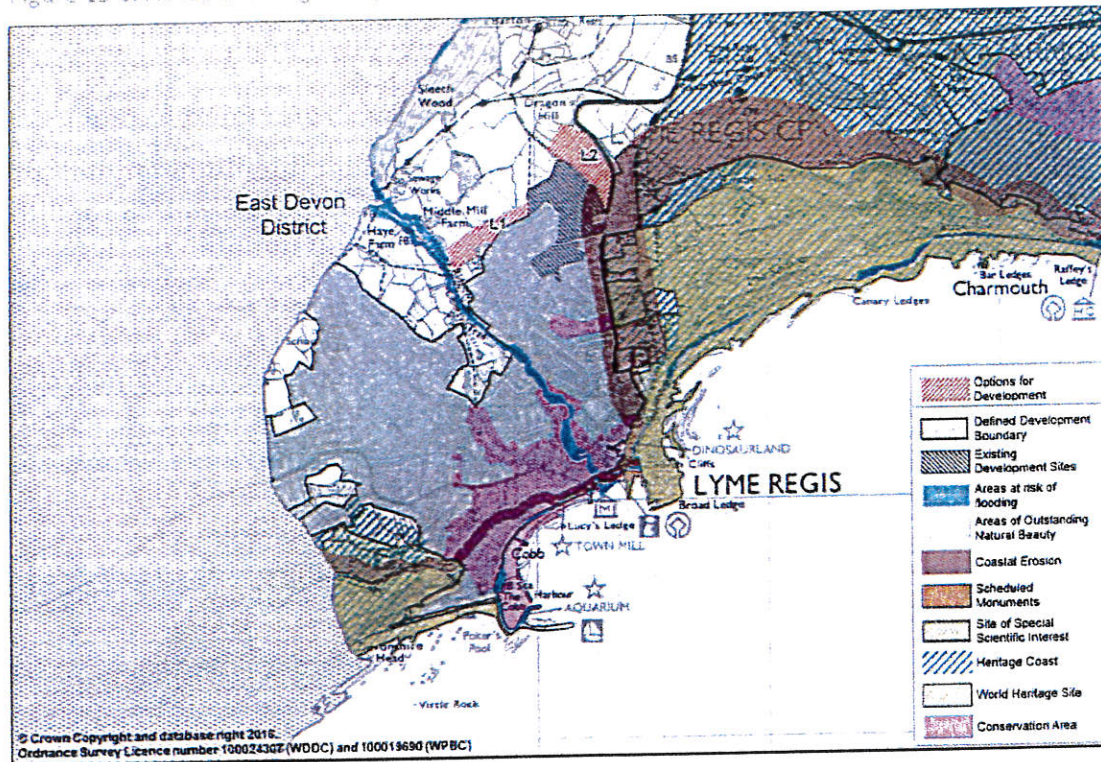
### 13.2. STAGE 2: DEVELOPMENT OPTIONS AROUND LYME REGIS

- 13.2.1 Stage 1 of the assessment evaluated the sustainability impacts of the general areas for development around Lyme Regis and explained which areas which should taken forward for further consideration.
- 13.2.2 Stage 2 of the assessment involved refining these general areas for development into more specific development sites. The general areas for development were refined by considering the potential environmental, social and economic issues identified during stage 1 the sustainability appraisal and taking account of physical features such as field boundaries and roads.
- 13.2.3 This resulted in the areas being identified as reasonable options for development around Lyme Regis (Figure 13.5).

# Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Figure 13.5: A map showing the options for development sites in Lyme Regis



- 13.2.4 The sustainability impacts of delivering development in each of these sites around Lyme Regis were assessed and evaluated.
- 13.2.5 The sustainability impacts associated with these site options are summarised in Figure 13.6, with further details provided in Appendix A.



# Sustainability Appraisal Issues and Options

West Dorset, Weymouth & Portland Local Plan Review

Figure 13.6 A table summarising the findings of the sustainability appraisal of the options for development sites surrounding Lyme Regis

Sustainability Objective	L1			L2		
	Short	Medium	Long	Short	Medium	Long
Biodiversity	0	0	0	-	-	-
Soil	0	0	0	-	-	-
Water	-	-	-	0	0	0
Air	0	0	0	0	0	0
Climate Change	0	0	0	0	0	0
Flooding & Coastal Change	0	0	-	-	-	-
Landscape	-	-	-	-	-	-
Historic Environment	0	0	0	0	0	0
Community	++	++	++	+	+	+
Housing	+	+	+	+	+	+
Economy	+	+	+	+	+	+

Key:

++	Strong positive impact	+	Positive Impact	0	Neutral or negligible effect	-	Negative effect	-	Strong negative effect
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- 13.2.6 Development at Option L2 has the potential to result in significant impacts upon biodiversity and geodiversity due to the close proximity of the designations of international importance to the south of the site. This area is subject to coastal change also.
- 13.2.7 Development at Option L1 is close to a river, and development may result in an adverse impact upon water quality and in the long term, also flooding.
- 13.2.8 Lyme Regis is within the Dorset AONB and development around Lyme Regis may result in significant landscape impacts.
- 13.2.9 Both options for development in Lyme Regis are comparatively small yet have the potential to deliver mixed use development with a degree of housing and employment land, which would provide access to the essential services and facilities in Lyme Regis town centre.

**Response from Lyme Regis Town Council to the Initial Issues and Options Consultation for the  
Joint Local Plan Review for West Dorset, Weymouth and Portland**

**Context to Response**

The town council recognises the limitations for development at Lyme Regis outlined in the Initial Issues and Options Consultation and agrees that it is constrained by a number of significant environmental factors, all of which combine to make the identification of sites suitable for new development particularly difficult. These factors include:

- Land instability
- The extent of the developed area and the lack of any substantial remaining land available within the town's boundary.
- The designation of Dorset and East Devon World Heritage site
- The Dorset and East Devon AONB's
- The extensive Lyme Regis Conservation Area and the large number of other Listed Buildings and heritage assets
- The high quality of the town's general landscape setting
- The general topography of the area with steep slopes and few areas of level ground

There are also broader issues which the council has concerns about and feel are additional considerations; these include:

- The very high and growing number of elderly, retired residents
- The very high and growing number of second and holiday homes
- The preponderance of low-wage and seasonal jobs
- Very high housing prices and limited availability of 'affordable' homes for first-time buyers.
- Very limited investment in new town infrastructure
- Poor and reducing levels of public transport and other public services
- Remote location at the furthest reach of the District and County and their support services
- High levels of traffic congestion; especially during the summer period
- Poor access and significant restrictive pinch-points in areas of the town, with little or no means to improve it given the nature of the existing, and listed, built environment

More specifically:

Over 35% of the local population is aged 65+. This is far higher than the Dorset average (26%) and more than double the average for England and Wales as a whole (17%).

More than 20% of all properties in the town are second or holiday homes and this number is growing. It also excludes many of the numerous holiday chalets and static caravans, large numbers of which are owned and occupied as second homes and not all of which appear on the council tax data base.

Almost half (48%) of the local jobs are part-time and many are seasonal. Wage levels are very low compared with the national average and low compared to regional and Dorset averages. The scope for large-scale commercial development generating new forms of higher paid, quality employment is severely limited and realistically unattainable in Lyme Regis. This results in the long-established

recognition that those seeking careers in higher quality and better paid employment will inevitably move or commute to other established towns and centres that can provide such work and income.

This, in conjunction with the seventh highest level of average house prices in any of the UK's seaside towns (£343k in 2015), means that house purchase affordability for local young people is amongst the worst in the UK; with a typical multiplier of 15+. This is far beyond the level at which any bank or building society will currently lend. (As a group, seaside towns have experienced much higher levels of growth in house prices (31%) than the overall 10 year U.K average).

Local demand for affordable housing exceeds supply. The limited availability, together with low levels of new provision, mean that many local young people and families have little choice but to consider living in nearby towns such as Axminster and Bridport or further afield in larger towns such as Dorchester, Yeovil, Taunton and Exeter where average house prices are much lower and affordable housing (and jobs) more plentiful.

This situation in Lyme reflects the trend found in many seaside and smaller market towns across the South West towards an ever ageing, non-working population and a preponderance of second and holiday home ownership by those who spend much of the year living and working elsewhere and contributing little towards the local economy or community on a day-to-day basis.

The town council commends the recent partnership between the Lyme Regis Community Land Trust (CLT) and Yarlington Housing which has led to the development of 15 new affordable homes at Timber Hill. The involvement of the CLT allows local control of the allocations policy and ensures, importantly, that the properties will be retained in perpetuity for rented occupation by local young people and families.

The town council would welcome this model being repeated more widely on other suitable sites in and around Lyme Regis.

### **Possible Development Options**

With regard to the proposed 'major' sites options L1 and L2, the council does not generally accept the benefit to Lyme Regis of allocating larger sites for the provision of predominantly open market housing.

Such properties will not be affordable for local people and are likely to exacerbate the increasing number of second and holiday homes. Given the severe lack of land suitable for development, it is felt more appropriate to release this valuable and rapidly diminishing resource for smaller-scale development over a longer period rather than permit larger-scale developments which will exhaust the land resource, put unacceptable strain on the town's constrained existing infrastructure and leave no land available to meet future needs.

With regard to the two suggested options:

#### **L1 (North of Lyme Regis)**

This site is currently subject to problems with both surface and ground water flooding. The council is concerned that it would be technically difficult to adequately mitigate these issues. The council also has severe reservations about how the site could be safely accessed and the wider adverse impact on the existing and already very sub-standard highway infrastructure in the area; particularly having regard to the increased pressure already seen on the use of the 'greenway' (Colway Lane) from the current Bloor Homes development.



Increased development in this location will also add to the severe highway access problems already experienced in Haye Lane and Roman Road caused by vehicles accessing from the north and west from the Uplyme (Devon) direction. Vehicles taking a wider access route will cause additional congestion through the narrow streets of the already busy town centre.

The Bloor Homes site, when completed, will have added significantly to the highways and access problems in other parts of the town and it is the council's firm view that any further increase in development cannot be considered appropriate without a real and substantial reappraisal of viable options to resolve the significant highway problems that will inevitably occur. The existing recent development has taken the highway issues of the area to its tipping point. Any further development in this location cannot possibly be accommodated by the current highway network and within the current problems and constraints of the area.

Given Lyme's remote location, a move towards more sustainable solutions with reduced car ownership and use is not a realistic option; particularly with diminishing levels of public transport serving the area.

The site is also within the West Dorset AONB and the loss of this site to development would involve a significant adverse impact on the existing character of the area and its amenity value to local residents.

## **L2 (Timber Hill)**

The council notes that this site is not actually within any of the broad areas of search identified in Figure 14.3 on page 88 of the Initial Issues and Options Consultation; although it does adjoin 'Area B'.

The council also notes that this site is currently in use as a large site for around 150 static and privately-owned caravans.

It acknowledges that any development appraisal may take place at a later stage in the review process, but would formally wish to comment at this stage that the existing use value is almost certainly FAR greater than its potential value based on the proposed change of use to 80 dwellings. For this reason, the council questions whether the site is ever likely to come forward for redevelopment.

The council considers that the value of the existing use to the local economy is greater than the proposed use.

Whilst the general presumption in favour of preferring previously used or 'brownfield' sites is acknowledged and understood, the council does not consider that to be sufficient justification for the allocation of a site in current beneficial use and one which has a significant positive economic impact for the town.

In reality, the proposed development of this site would represent a net reduction of about 70 in the overall number of 'dwellings' on this site; only 3 of the 153 existing static caravans are let on a short-term basis as 'holiday' lets. The remainder are owner-occupied. The council notes that there is no suggestion that the existing caravan park be relocated and questions how and where this might be achieved even if it were to be proposed.

### **Other Sites**

The council notes that land at Strawberry Fields (Timber Hill) is almost wholly contained within 'Area B' of the broad areas of search identified in Figure 14.3 on page 88 of the Initial Issues and Options Consultation.

This site is adjacent to L1 and its development would not involve any adverse economic impact on the town. The land has long been locally earmarked for new and improved leisure facilities for the town and is currently retained on a lease by the town council with a view to securing this use.

The town council may, if supported by the landowner, be willing to consider some limited open market residential development on this site provided it specifically helped to enable the desired leisure development of the remainder of the site. Any such proposal would have to be considered on its individual merits in satisfying the objectives for the site.

### **Affordable Housing**

Achieving the provision of an adequate supply of affordable housing of a suitable tenure for use by local people is a high council priority. Although the council has indicated that it does not generally support the principle of affordable housing being cross-subsidised by open market housing, this is primarily because of concerns about how this can be adequately controlled to ensure the delivery of sufficient numbers of affordable homes of suitable (to rent) tenure. The council also wishes to ensure that affordable housing is retained for that purpose in perpetuity rather than lost to 'right to buy'.

The council is aware that several housing providers now provide both open market and affordable housing within their business model. If such providers were to come forward with proposals in conjunction with the CLT then the council would be happy to consider such proposals on their individual merits.

### **Self-Build Housing**

The council's comments set out in the attached response are self-explanatory.

### **Employment Land**

Although the council has supported the retention of 'Key Employment Site' status for the Lyme Regis Business Park off Uplyme Road, it notes that a small part of this site in its north-eastern corner has remained undeveloped for many years.

It is amenable, in principle, to the extent of the boundary of the 'Key Employment Site' being amended so as to exclude the small area referred to above PROVIDED that it is brought forward solely for affordable housing on the basis described elsewhere in this letter.

The council notes the importance to the town of the business park in providing generally full-time and non-seasonal employment. It would not want this benefit to be jeopardised in any way.

The business park (or at least certain users on it) does, however, contribute to many of the HGV vehicle movements in and around the town, often involving large, articulated lorries using roads completely unsuited to vehicles of such size.

The council MAY be prepared to consider the alternative use of the business park (for residential purposes) PROVIDED the park is relocated to an alternative and more suitable location away from the town centre (Penn Cross area) as a condition of any permitted change of use and on the basis that any move is fully-funded.

The council appreciates that achieving any such link may be difficult in practice but would not want to contemplate the change of use on any other basis. This employment land is essential to Lyme and too valuable to lose without a real alternative in place beforehand.

### **Retail and Town Centres**

The council agrees that Lyme Regis should retain its existing status in the retail hierarchy, i.e., 'Town Centre'.

Wherever possible, it would not want to see existing retail units lost to other uses. It would, however, be supportive of alternative uses (primarily but not exclusively residential) above ground floor level where appropriate.

It encourages the mixed and active use of the town centre throughout the day as a means of sustaining its viability and vitality.

### **Design**

The council's comments set out in the attached response are self-explanatory.

### **Coastal Change**

The council's comments set out in the attached response are self-explanatory.

### **Wind Energy**

In principle, the council fully supports sustainable development, together with the sustainable production of energy to support proposed and existing development.

It does, however, consider that large-scale wind turbines are completely incompatible with the general landscape of the area, including the Dorset and East Devon AONB's and the Dorset and East Devon World Heritage site.

### **General**

The council was surprised at the lack of reference to the general infrastructure necessary to support any new development options.

Like many other smaller towns, Lyme Regis has experienced very limited 'public' investment in transport and other infrastructure needs and services in recent years. Some services have declined markedly and others are planned to do so in the near future, i.e., the scheduled loss of the town bus service later this summer, which given the population profile and the particular demands of the town's location is significant to Lyme Regis and the quality of living of its residents.

This, in conjunction with the other environmental constraints already noted and an extremely narrow and constrained highway network, means that any significant new development is likely to exacerbate existing problems with traffic congestion and pedestrian safety.

A traffic and pedestrian survey undertaken by Dorset County Council last August in connection with a request for a new light-controlled pedestrian crossing in the town centre produced results which

meant that the request went straight to the highest priority for funding of any location anywhere in the entire county.

This is indicative of the scale of the transport issues which the town faces; particularly at peak times.

Adding to these problems with significant new development without a corresponding investment in infrastructure is simply not sustainable.

The council notes that there is little reference in the review documents to the potential benefits of achieving exemplary levels of IT connectivity throughout Dorset. Such connectivity, in conjunction with appropriate planning policies to encourage the use of domestic dwellings for suitable forms of employment use, could play a part in addressing the local low-wage economy by attracting entrepreneurs to the area.

#### **In conclusion**

The views contained in the attached response were unanimously agreed at a recent special planning meeting called to consider the Local Plan review. The meeting was also attended by a large number of members of the public, all of whom were supportive of the council's views; particularly with regard to the suggested development options L1 and L2.

The town council welcomes the opportunity to engage constructively with the review process and is happy to discuss, explain and expand on any of the above or attached comments in more detail as appropriate.

## Local Plan

West Dorset, Weymouth &amp; Portland Local Plan 2015

**15 Lyme Regis****15.1 INTRODUCTION**

- 15.1.1 The historic coastal town of Lyme Regis lies wholly within the Dorset AONB at the westernmost edge of West Dorset. It has a resident population of around 3,600 with about 1,700 people living in the adjoining village of Uplyme in East Devon. It is one of Dorset's principal tourist resorts and an important centre for visitors to the Jurassic Coast World Heritage Site. As a result, the town has an issue with second homes: in 2011 more than 20% of the housing stock in Lyme Regis was second homes.
- 15.1.2 One of the key constraints in Lyme Regis is land instability mainly caused by coastal erosion. The 2013 Shoreline Management Plan identifies the town as a location that should continue to be defended and additional coastal defence works have recently been completed to 'hold the line'.
- 15.1.3 The town is relatively self-contained in terms of employment, with approximately 1,500 economically active residents and 1,300 people working in the town. Employment is predominantly in the accommodation and food service sectors with major employers being Dorset County Council and Lyme Regis Community Care Ltd.
- 15.1.4 Challenges for the local plan review include taking advantage of the economic benefits of tourism and the World Heritage Site location, while meeting the local needs for affordable housing and jobs, and protecting the town's unique character and environment.

**15.2 A VISION FOR LYME REGIS**

- 15.2.1 In 2036, Lyme Regis will:
- retain its unique coastal character while developing to meet local needs (as far as is possible within the various constraints on development), with a focus on affordable housing, so as to retain a viable mixed-age community;
  - develop its role as a visitor and educational centre on the Jurassic Coast, with a strong identity based on its geological heritage and fossil interests;
  - tackle access issues in the town including transport issues through effective traffic management, and improve pedestrian access in and around the town centre;
  - adapt to the effects of global warming, due to the town's position on an unstable coastline;
  - have a positive relationship with the nearby village of Uplyme, with the two communities working together to meet their needs.

**DEVELOPMENT STRATEGY**

- 15.2.2 Development opportunities in and around Lyme Regis are limited due to: the lack of sites close to the town centre; land instability; highway and landscape constraints. The



## Local Plan

West Dorset, Weymouth & Portland Local Plan 2015

continuation of an extant permission on land south of Colway Lane will provide a further 45 houses, but otherwise sites on the edge of the town, further from services and facilities, have had to be considered. Development opportunities include:

- Woodberry Down – which is being developed and nearing completion;
- Woodberry Down Extension – a continuation of the current development site able to provide up to 40 units.

### 15.3 TOWN CENTRE STRATEGY

- 15.3.1 Lyme Regis is classified as a 'Town Centre' as defined in the NPPF. It is tightly configured with the majority of the primary shopping area concentrated along Broad Street, with a small area including Bridge Street and Silver Street. The primary shopping frontage is concentrated purely along Broad Street.
- 15.3.2 Vacancy rates are much lower than average in the town centre indicating a healthy performance. However, access to the town centre is difficult with narrow roads and pavements causing congestion on the roads at busy times. There are also limited numbers of pedestrian crossings throughout the centre.
- 15.3.3 The types of shops / amenities in the town centre are very much geared towards the tourism industry with the proportion of leisure services, restaurants, cafes and pubs being higher than average. However, the town centre is lacking in services for local residents, for example there are no retail banks, no opticians, laundrette / dry cleaners, mobile phone store etc. It would benefit from a broader range of goods being sold to readjust the balance between tourist and local needs.
- 15.3.4 Lyme Regis also lacks a major food store, resulting in residents having to travel to Seaton, Bridport and Axminster for the majority of their bulk food shop. Overall Lyme Regis is sufficient as a 'top-up' centre, however residents do need to travel to surrounding centres for additional services.
- 15.3.5 Although a new larger food store in Lyme Regis would benefit local residents, there is limited quantitative need for new convenience goods floorspace over the plan period; 17 sqm net by 2021, increasing to 48 sqm net by 2033 and to 69 sqm net by 2036. The need for new comparison goods floorspace, is also limited, being forecast as 45 sqm net by 2021, increasing to 170 sqm net by 2031 and 245 sqm net by 2036.
- 15.3.6 The forecast quantitative need could be met through: the potential take-up of vacant units, such as the Three Cups Hotel; the extension of existing stores (if viable); and / or potential change of use applications. A larger food store would be more difficult to accommodate and although the retail assessment examined four possible sites, it concluded that all were highly constrained in terms of location and access, and none were suitable for retail development at this time.

## 15.4 WOODBERRY DOWN EXTENSION (PREFERRED OPTION)

- 15.4.1 This site would form an extension to the Woodberry Down development, which is currently nearing completion, and could link into existing infrastructure and services.
- 15.4.2 The site is located within the Lyme Regis and Charmouth Land Instability Zone 2 and will require an appropriate ground stability report to be prepared by a suitably qualified and experienced engineer to demonstrate that the development can be carried out safely. The report should identify any mitigation and stabilisation measures required to ensure there would be no adverse effect on slope stability both on and surrounding the site.
- 15.4.3 The site has a number of drainage issues, which may have implications both for surface water flooding and land instability. These issues will require further assessment and an appropriate mitigation strategy.
- 15.4.4 The site is located wholly within the AONB and needs to be sympathetically designed with appropriate landscaping and screening to ensure that the landscape and scenic beauty of the AONB are not harmed.
- 15.4.5 Although the site is located away from services and facilities in the town and may result in additional car trips, the option of walking should be available through the provision of a footway linking into the existing footway network.

### **LYME1. WOODBERRY DOWN EXTENSION**

- i) Land to the west of Woodberry Down, as shown on the policies map, is allocated for housing and associated public open space.
- ii) It must be demonstrated that the site is stable or could be made stable, and that the development would not trigger landsliding, subsidence, or exacerbate erosion within or beyond the boundaries of the site.
- iii) Viable and deliverable drainage strategies will need to be factored into any development scheme on the site.
- iv) The development will require tree and hedge planting along the edges of the site in advance of the site being developed, and existing trees and hedgerows on the site should be retained where possible.
- v) Provision of a footway is required to link with current footways into the centre of Lyme Regis.

**15-i Do you agree with the proposed allocation of land for housing to the west of the current Woodberry Down development, as set out in Policy LYME1?**



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Please contact: Spatial & Community Policy  
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11 June 2018

Dear Parish Clerk,

## West Dorset, Weymouth & Portland Local Plan Review

As you will hopefully be aware, West Dorset District Council and Weymouth & Portland Borough Council are currently reviewing their adopted Joint Local Plan. You would have been informed about the previous round of consultation (Issues and Options Consultation) which started in February last year.

The review of the Local Plan has reached the next milestone with the Preferred Options being identified for future development. This Preferred Options consultation document is currently passing through our committee cycle with a view to having the document agreed for the purpose of consultation. The consultation is intended to commence in mid August and run for an 8 week period to mid October. Committee dates are:

WDDC Overview and Scrutiny Committee	12/06/2018
W&PBC Policy Development Committee	18/06/2018
W&PBC Management Committee	10/07/2018
WDDC Strategy Committee	17/07/2018
W&PBC full Council	26/07/2018
WDDC full Council	31/07/2018

The purpose of this letter is to give you advanced notice that the Preferred Options document is now available on the relevant committee pages on the [dorsetforyou.gov.uk](http://dorsetforyou.gov.uk) website. This gives you an opportunity to consider the implications of the draft local plan early on and prior to the official start of the consultation, giving you plenty of time to formulate your response.

<https://www.dorsetforyou.gov.uk/councillors-committees-elections/councillors-committees-and-elections.aspx>

Please note however that the document may change slightly during the committee process.

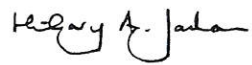
We will write to you again in advance of the consultation notifying you of its official start and signposting the consultation material on our website.

It would be very helpful to us if you could help raise the profile of the consultation in your local area. To help with this, nearer the start of the consultation period, we will send you some text which you may wish to include in your parish newsletter or on your website. We aim to get this information out to you at the beginning of August. If this causes problems for example for printing deadlines, please do let us know as early as possible as we may be able to get it to you earlier.



In the mean time, please do not hesitate to contact us if you have any questions.

Kind regards

A handwritten signature in black ink, appearing to read 'Hilary Jordan'.

**Hilary Jordan**

**Corporate Manager - Planning (Community and Policy Development)**

[www.dorsetforyou.com/contactus](http://www.dorsetforyou.com/contactus)

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