



**John Wright**  
Town Clerk

## **Lyme Regis Town Council**

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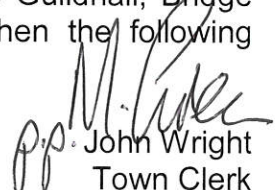
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### **Planning Committee**

**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 16 October 2018 commencing at 7.00pm, when the following business is proposed to be transacted:

  
John Wright  
Town Clerk  
09.10.18

### **AGENDA**

#### **1. 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*

#### **2. Apologies**

To receive and record any apologies and reasons for absence.

#### **3. Minutes**

To confirm the accuracy of the minutes of the Planning Committee held on the 18 September 2018 (attached).

#### **4. 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

#### **5. Dispensations**

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

**6. Matters arising from the minutes of the Planning Committee meeting held on 18 September 2018**

There are no matters arising on this agenda.

**7. Update Report**

There is no update report on this agenda.

**8. 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.

**9. Amended/Additional Plans**

There are no amended plans on this agenda.

**10. Withdrawn Applications**

To note the withdrawn application.

**11. Planning Decisions**

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

**12. Correspondence from West Dorset District Council (WDDC) & Dorset County Council (DCC) regarding planning-related matters**

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

**13. Neighbourhood Plan for Lyme Regis**

To allow members to further consider whether to undertake a Neighbourhood plan for Lyme Regis

**14. Exempt Business**

**LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE  
MINUTES OF THE MEETING HELD ON TUESDAY 18 SEPTEMBER 2018**

**Present:**

**Members:** Cllr B. Larcombe (chairman), Cllr J Broom, Cllr Mrs M. Ellis, Cllr D.Hallett, Cllr J. Scowen, Cllr G. Turner and Cllr S. Williams

**Officers:** John Wright (town clerk)

**Absent:** Cllr P. Ridley

**18/52/P Public Forum**

Lorna Jenkin, Woodmead Road, asked why the council hadn't sought input to the preferred options consultation. She asked if the resolutions the committee would make reflected council policy and said decisions made could create difficulties for the Community Land Trust (CLT).

Wendy Davies (Blue Waters Drive) reiterated that any affordable element of new housing should be developed by the CLT, there should be a principal occupancy requirement and existing proposals had a visible impact on an Area of Outstanding Natural Beauty.

Zoe Patrick, Woodberry Down Way, shared Wendy Davies' concerns and wanted to understand the council's position on these points.

Cllr S. Williams asked if the CLT had any additional land at Timber Hill. Launa Jenkin said the CLT had no other land at Timber Hill.

**18/53/P Apologies**

Apologies for absence were given by Cllr Mrs C. Reynolds.

**18/54/P Minutes**

Proposed by Cllr J. Broom and seconded by Cllr G. Turner, the minutes of the meeting held on 21 August 2018 were **ADOPTED** without amendment.

**18/55/P Disclosable Pecuniary Interests**

No pecuniary interests were declared in relation to the business of this meeting.

**18/56/P      Dispensations**

There was no grant of dispensations made by the town clerk in relation to the business of this meeting.

**18/57/P      Matters arising from the minutes of the meeting held on 26 June 2018**

There were no matters arising to be considered at this meeting.

**18/58/P      Update Report**

There were no matters to be updated at this meeting.

**18/59/P      Planning Applications**

Planning applications were considered in accordance with the details circulated.

The chairman introduced each planning application in turn and invited the views of members.

**1)      WD/D/18/001406-LBC** (Received 30 August 2018)  
Hamlin – Replacement of fixed window with sliding opening window – The Alcove, Marine Parade, Lyme Regis, DT7 3JE

*Members recommended that the application should be **approved** subject to a condition that there will be no food or other retail sales through the window.*

**2)      WD/D/18/001620-LBCO** (Received 23 August 2018)  
Helston – Demolition of existing rear extension and two garages. Erection of extension and garage: replacement of windows to existing dwelling – Ware Corner, Ware Lane, Lyme Regis, DT7 3EL

*Members recommended that the application should be **approved**.*

**3)      WD/D/18/001679-FULL** (Received 19 August 2018)  
Bristow – Demolition of porch, erection of replacement porch and alterations – Overcombe Lodge, Clappentail Lane, Lyme Regis, DT7 3LZ

*Members recommended that the application should be **approved**.*

**4)      WD/D/18/001765-FULL** (Received 5 September 2018)  
Simpson – Form parking space in rear garden accessed from Charmouth Road – 29 Summerhill Road, Lyme Regis, DT7 3DT

*Members recommended that the application should be **refused** on the grounds that there were significant highway concerns because of the*

*proximity of the access to a passing place/layby and to the narrow width of the carriageway.*

**5) WD/D/18/001799-FULL** (Received 9 September 2018)  
Allen – Demolition and erection of garage – Lamorna, Uplyme Road, Lyme Regis, DT7 3LP

*Members recommended that the application should be **refused** on the grounds that there would be a negative impact on the street scene, an adverse impact on the amenities of neighbouring properties and because of the proximity of the pavement and overdevelopment of the site. The council also believes that details contained in the application are inaccurate.*

**6) WD/D/18/1815-FULL** (Received 23 August 2018)  
Helston – Demolition of existing single storey extension to the rear of the house and two “Woolaway” concrete panel garages to the side: erect new extension and new garage – Ware Corner, Ware Lane, Lyme Regis, DT7 3EL

*Members recommended that the application should be **approved**.*

**18/60/P Amended/Additional Plans**

There were no amended plans to be considered at this meeting. **NOTED**

**18/61/P Withdrawn Applications**

There were no withdrawn applications to be considered at this meeting. **NOTED**

**18/62/P Planning Decisions**

The decisions of the planning authority were received and **NOTED**.

**18/63/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters**

The correspondence from West Dorset District Council was **NOTED**.

**18/64/P Review of the West Dorset, Weymouth and Portland Local Plan-Preferred Options Consultation**

Cllr B. Larcombe said the public had had the opportunity to present their views on the preferred options consultation to West Dorset District Council at a meeting held at Woodmead Halls on 10 September 2018.

Cllr B. Larcombe emphasised the council's proposals to the initial issues and options consultation had been submitted following an extraordinary

### AGENDA ITEM 3

meeting of the Planning Committee on 14 March 2017. The purpose of that meeting was to invite comment from the public. That meeting had been well attended and the views of those who attended had been incorporated in to the council's response.

Cllr B. Larcombe added at this stage of the process there was little scope for substantive amendment.

Cllr Mrs M. Ellis said she supported a principal occupancy condition on all new housing.

Cllr J. Broom said the impact of the condition would be limited due to the low volume of new housing in the future.

Cllr D. Hallett said Strawberry Field should be for sport. Cllr B. Larcombe said Strawberry Fields was outside the Local Plan but could be an exception site.

Cllr Mrs M. Ellis stressed the importance of cross-border working and confirmed Haye Farm was designated green belt.

Cllr S. Williams asked about the possibility of social housing at the area off Colway Lane, above Queens Walk.

Proposed by Cllr J. Broom, seconded by Cllr. Graham Turner, members re-affirmed the council's position on the Local Plan which was approved following consideration at an extraordinary meeting of the Planning Committee on 14 March 2017. Members also noted that the deadline for comments was imminent and that any recommendation to Full Council would, therefore, be retrospective. Members also agreed the council should consider policies on principal occupancy and community use.

*The meeting closed at 7.47pm.*

**LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE – 16 OCTOBER 2018  
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/18/001868 LISTED BUILDING CONSENT** (Received 4 October 2018)  
Riverhead House Estates Ltd – New courtyard paving and existing steps – Flat 1,  
Gatesfield, Sidmouth Road, Lyme Regis, DT7 3EQ
- 2) **WD/D/18/001986 FULL** (Received 20 September 2018)  
Webb – Demolition of bungalow and erection of replacement dwelling – Orchard End,  
Highcliff Road, Lyme Regis, DT7 3EW
- 3) **WD/D/18/001998 FULL** (Received 21 September 2018)  
Lyme Regis Development Trust – Erection of a community workshop - Lyme Regis Club  
For Young People, Church Street, Lyme Regis, DT7 3BS
- 4) **WD/D/18/002048 FULL** (Received 27 September 2018)  
Matthews – Change of use of ground floor shop from A1 to C3 – 4 Silver Street, Lyme Regis,  
DT7 3HR
- 5) **WD/D/18/002109 FULL** (Received 28 September 2018)  
Herbert – Erection of second floor extension - The Annexe, Coram Avenue, Lyme Regis, DT7  
3LB
- 6) **WD/D/18/002124 FULL** (Received 28 September 2018)  
Homewood – Removal of chimney and installation of dormer window – Manylands Cottage,  
Pound Road, Lyme Regis, DT7 3HX
- 7) **WD/D/18/002230 FULL** (Received 9 October 2018)  
Torina Ltd – conversion of dwelling into 3no. flats and installation of rear roof light – 53 Broad  
Street, Lyme Regis, DT7 3QF
- 8) **WD/d/18/002231 LISTED BUILDING CONSENT** (Received 9 October 2018)  
Tornia Ltd – Internal alterations to facilitate the conversion of the dwelling into 3no. flats and  
installation of rear roof light – 53 Broad Street, Lyme Regis, DT7 3QF

**AGENDA ITEM 10**

**LYME REGIS TOWN COUNCIL  
PLANNING AND HIGHWAYS COMMITTEE – 16 OCTOBER 2018  
WITHDRAWN PLANNING APPLICATIONS**

**1) WD/D/18/001430 FULL**

(Received 2 October 2018)

Swanton – Works to repair sections of boundary wall and re-instate small section of wall to replace existing concrete step – 7 Cobb Road, Lyme Regis, DT7 3JU

LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE – 16 OCTOBER 2018  
PLANNING DECISIONS RECEIVED

*Town council comments in italic*

- 1) **WD/D/18/001085 FULL** (Received 20 September 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  
**Approval of Planning Permission**  
*Recommend refusal on the grounds that the application shows that the proposed drainage arrangement includes use of a soak away; which is not considered acceptable for Lyme Regis because of the potential impact on the ground stability.*
- 2) **WD/D/18/001224 FULL** (Received 2 October 2018)  
Cockerell - Conversion of integral garages to living accommodation (retrospective) – 4 Colway Rise, Colway Lane, Lyme Regis, DT7 3HJ  
**Approval of Planning**  
*Recommend approval*
- 3) **WD/D/18/001679 FULL** (Received 1 October 2018)  
Bristow – Demolition of porch, erection of replacement porch and alterations – Overcombe Lodge, Clappentail Lane, Lyme Regis, DT7 3LZ  
**Approval of Planning Permission**  
*Recommend approval*

**Committee:** Planning

**Date:** 16 October 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. Application no: WD/D/18/001982 – Request for confirmation of compliance with conditions 3, 5, 5, 5 and 9 of planning approval WD/D/18/001060 – Harbour Masters Office, The Cobb, Lyme Regis, DT7 3JJ
4. Application no. WD/D/18/001881 – Letter of consideration referring to Tree Preservation order: 862 T6

Elaine Pawsey  
October 2018

**Committee:** Planning

**Date:** 16 October 2018

**Title of Report:** Neighbourhood Plan for Lyme Regis

### **Purpose of Report**

To allow members to further consider whether to undertake a neighbourhood plan for Lyme Regis

### **Recommendation**

That members agree not to undertake a neighbourhood plan for Lyme Regis, at least until there is greater clarity about the future local plan arrangements across the area covered by the new Dorset Council and about arrangements for collecting and distributing Community Infrastructure Levy (CIL) or any successor levy going forwards.

### **Background**

1. Members have previously considered on several occasions whether to undertake a neighbourhood plan for Lyme Regis.
2. It was last looked at by Strategy and Finance committee on 29 June 2016 when it was decided **(16/28/SF)** that a working group should be established to consider the matter.

### **Report**

3. No further progress has been made with the matter. However, since June 2016, West Dorset District Council (WDDC) has commenced a review of the West Dorset Weymouth and Portland Local Plan and this council has submitted comments on two separate occasions.
4. This process has highlighted the very limited scope for significant changes to the location, quantity and type of planned development in Lyme Regis because of the numerous constraints affecting the town.
5. Most recently, clarity has been sought about whether the current local plan review will continue given the proposed changes to local government structures in Dorset. The latest advice via the Shadow Executive is that:  
  
*'a recommendation is being put forward to continue work on local plan reviews. Existing local plans will transfer to Dorset Council. However, legal orders specify that a new local plan covering the whole of the new council area must be adopted within 5 years of the reorganisation date.'*
6. For a new Dorset Council-wide 'local' plan to be adopted by 31 March 2024, work would need to commence almost immediately the new council is formally constituted.

7. At the same time, there are increasing suggestions at central government level that the current system of developer contributions should be fundamentally reviewed.
8. Developing a neighbourhood plan typically takes at least 18 months from start to finish and can be extremely time intensive.
9. Given the current level of uncertainty about the wider planning framework , the limited scope for major changes to the location, quantity and type of planned development in Lyme Regis in any event and the potential for the current system of developer funding, including the link between the completion of a neighbourhood plan and an increased share of locally generated developer funding, to be changed, it is considered that the most sensible course of action is to not proceed with a neighbourhood plan for Lyme Regis; at least for the time being.
10. Any recommendations from this committee will be considered by Full Council at its meeting on 31 October 2018.

Mark Green  
Deputy town clerk  
October 2018