



John Wright
Town Clerk

Lyme Regis Town Council

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Planning Committee

Core Membership: Cllr B. Larcombe MBE (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 8 January 2019 commencing at 7.00pm, when the following business is proposed to be transacted:


John Wright
Town Clerk
02.01.19

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 11 December 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 11 December 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

To note the amended plan.

10. Withdrawn Applications

There are no withdrawn applications on this agenda.

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. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 11 DECEMBER 2018**

Present:

Members: Cllr B. Larcombe (chairman), Cllr J Broom, Cllr Mrs M. Ellis, Cllr Mrs C. Reynolds, Cllr G. Turner and Cllr S. Williams

Officers: Mr M. Green (deputy town clerk)

Absent: None

18/90/P Public Forum

Four members of the public attended the meeting but none wished to speak.

18/91/P Apologies

Apologies for absence were given by Cllr D. Hallett, Cllr P. Ridley and Cllr J. Scowen.

18/92/P Minutes

Proposed by Cllr G. Turner and seconded by Cllr B. Larcombe, the minutes of the meeting held on 13 November 2018 were **ADOPTED** without amendment:

18/93/P Disclosable Pecuniary Interests

Cllr Mrs M. Ellis declared a pecuniary interest in application WD/D/18/002672 because the applicant was a customer of her husband. She would leave the meeting whilst the application was discussed and not vote.

18/94/P Dispensations

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

18/95/P Matters arising from the minutes of the meeting held on 18 September 2018

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

18/96/P Update Report

There were no matters to be updated at this meeting.

18/97/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/18/002109-FULL** (Received 1 December 2018)
Herbert – Erection of second floor extension– The Annexe, Coram Avenue,
Lyme Regis, DT7 3LB

*Members noted that there were no material alterations since the committee had last considered the application and reconfirmed their recommendation that the application be **approved**.*

- 2) **WD/D/18/002544-FULL** (Received 8 November 2018)
Bacon – External alterations to include the erection of Juliet balcony to
rear – 46 Church Street, Lyme Regis, DT7 3DA

*Members recommended that the application be **approved** subject to a condition requiring the use of opaque glass in both proposed new windows in the north-east elevation.*

- 3) **WD/D/18/002545-LBC** (Received 8 November 2018)
Bacon – Internal and external alterations to include the erection of a
Juliet balcony to rear – 46 Church Street, Lyme Regis, DT7 3DA

*Members recommended that the application be **approved** subject to a condition requiring the use of opaque glass in both proposed new windows in the north-east elevation.*

- 4) **WD/D/18/002554-FULL** (Received 9 November 2018)
Ross – Demolition of existing bungalow, Erection of replacement
dwelling – Cobb Gate, Marine Parade, Lyme Regis DT7 3JE

The chairman noted that the town council had originally been asked to comment on this application by 11 December, i.e., before the date of this committee. For that reason and under the powers delegated to him, but after informal consultation with other members of the committee, he had agreed a response on behalf of the council objecting to the application.

The reasons for objecting to the application were read to members and are attached to these minutes for information.

The deputy town clerk explained that the planning officer had forwarded this council's comments to the applicant's agent who had subsequently responded to the points raised by this council.

AGENDA ITEM 3

A copy of that response is also attached to these minutes for information.

The planning officer had then asked this council whether it wanted to modify its views in any way in response to the agent's comments; hence the matter being brought back to this committee.

Members were unanimously of the opinion that this council's objection should stand exactly as previously submitted. The offer by the agent to meet to discuss access and other concerns was noted and agreed in principle. The suggestion that detailed geotechnical advice and technical solutions were a matter for Building Regulations was not agreed; it being noted that this was not normal practice for other similar applications in Lyme and would remove any opportunity for public scrutiny and consultation.

Members expressed further strong concerns about the potential impact of the application on access to the Marine Parade and Cart Road for the public, businesses, emergency vehicles, service vehicles and parking by 'blue badge' vehicles. There was also great concern about the potential impact of the application on ground stability, especially as there were known to be underground water courses affecting the area. The design of the proposed dwelling was also a matter of concern; particularly the 'new' ground floor with doors opening directly onto the Marine Parade and windows to sleeping accommodation at Parade level. It was noted that no other property along the western end of the Parade was configured in such a way.

Concern was also expressed about the likely number, frequency and duration of lorries required to take away the large quantity of spoil and their impact on the use of the Parade, Cart Road and Cobb Gate car park over an extended period.

Members were clear that the previously stated objections to the application should stand without amendment.

- 5) WD/D/18/002649-MOPO** (Received 20 November 2018)
Yarlington Housing Group – Modification of Planning obligations on section 106 agreement dated 15.4.16 (pp.WD/D/15/001893 - 2-12 Acorn Close (Woodbury Down), Lyme Regis, DT7 3FB)

Members felt unable to comment on the application in the absence of sufficient information to adequately explain the modifications being sought by the applicant.

Cllr Mrs M. Ellis left the room at 7.31 p.m.

AGENDA ITEM 3

- 6) **WD/D/18/002672-FULL** (Received 21 November 2018)
Guiducci and Hynds – Erect dwelling (to the rear) – Albany Guest House, Charmouth Road, Lyme Regis DT7 3DP

*Members recommended that the application be **approved** subject to a condition or Agreement requiring the new dwelling to be tied (non-defragmentation) to the existing Albany Guest House.*

Cllr Mrs M. Ellis returned to the room at 7.32 p.m.

- 7) **WD/D/18/002713-FULL** (Received 28 November 2018)
Moyes – Erection of extension to balcony – Gull Cottage, Coram Avenue, Lyme Regis, DT7 3LB

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

18/98/P **Amended/Additional Plans**

Members discussed application WD/D/18/000624, in particular the reason for the relocation of the grandstand. This was reported as being at the request of the planning officer. **NOTED.**

18/99/P **Withdrawn Applications**

There were no withdrawn applications reported to this meeting. **NOTED.**

18/100/P **Planning Decisions**

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

18/101/P **Correspondence from West Dorset District Council and Dorset County Council regarding planning matters**

The correspondence received from West Dorset District Council and Dorset County Council was **NOTED.**

The meeting closed at 7.41pm.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 8 JANUARY 2019
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/18/002680** **FULL** (Received 5 December 2018)
The National Trust – Widen existing field gate entrance, creation of an unsurfaced access track & erection of new gate– Land south of, Ware Lane, Lyme Regis,

**LYME REGIS TOWN COUNCIL
PLANNING AND HIGHWAYS COMMITTEE – 8 JANUARY 2019
AMENDED/ADDITIONAL PLANS**

1) WD/D/18/001538 FULL

(Received 6 December 2018)

Newell – Erection of sun room and decking (partially retrospective) – Maroc House, 2 Coram Court, Lyme Regis, DT7 3GE

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 8 JANUARY 2019
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/18/001643 FULL** (Received 6 December 2018)
Watson – Erection of extension and modify vehicle access – 3 Pine Ridge, Lyme Regis, DT7 3HP
Approval of Listed Building Consent
Recommend approval
- 2) **WD/D/18/002292 LISTED** (Received 9 December 2018)
Player – Installation of Replacement of window – 46 Silver Street, Lyme Regis, DT7 3HR
Approval of Planning Permission
Recommend approval

Committee: Planning

Date: 8 January 2019

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/18/002900 – Request for confirmation of compliance with condition 4 of planning approval WD/D/16/002383 – 9 Barfleur Rise, Lyme Regis
4. Application no. WD/D/18/002363 – Notification of change of use from convenience store (Class A1) to mixed use Class A1 and A3 to include sale and consumption of food on premises – Harbour Stores, Cobb Road, Lyme Regis DT7 3JT
5. Application no. WD/D/18/2139 – **Refusal of Grant of Non-Material Amendment** to application no. WD/D/17/001286 – Increase the size of proposed terrace area – 14 Marine Parade, Lyme Regis

Elaine Pawsey
January 2019