



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 5 March 2019 commencing at 7.00pm, when the following business is proposed to be transacted:

John Wright
Town Clerk
27.02.19

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 5 February 2019 (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 5 February 2019

There are no matters arising on this agenda.

7. Update Report

To note the update report

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

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

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**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 05 FEBRUARY 2019**

Present:

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

Officers: Mr J. Wright (town clerk)

Absent: Cllr P. Ridley

18/114/P Public Forum

18/115/P Apologies

Apologies for absence were given by Cllr J. Scowen and Cllr S. Williams.

18/116/P Minutes

Proposed by Cllr G. Turner and seconded by Cllr J. Broom, the minutes of the meeting held on 8 January 2019 were **ADOPTED** without amendment.

18/117/P Disclosable Pecuniary Interests

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

18/118/P Dispensations

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

18/119/P Matters arising from the minutes of the meeting held on 11 December 2018

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

18/120/P Update Report

Roger Bicknell of Monmouth Street commended the original recommendation of refusal by the town council. He questioned how West Dorset could have possibly considered it appropriate to grant planning permission for the development and felt that the conditions attached to the permission were insufficient to give any

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reassurance. In his view, a great deal more information was required; especially about the proposed management of the project. He was also critical of the permitted design.

Neil Hamlin, owner of the Alcove café and ice cream parlour, referred to his concerns about the retaining wall, the potential impact on existing ground water springs and the adverse effect through noise, dust and pollution of the planned development on his and other nearby businesses; especially during the construction phase.

Ken Gollop of Fairfield Park felt that the decision to permit the development was ridiculous and its implementation could have a catastrophic and adverse impact on the stability of lower Broad Street.

Guy Otterwell of Broad Street explained that he was in the process of acquiring a property in the lower part of Broad Street and he was very concerned about the potential impact of the proposed development on the stability of that area and the ability to obtain insurance cover.

Hazel Reid referred to her concerns about the digging out of the proposed foundations; she was worried that the knock-on effects of the work were unknown in an area of historic ground instability.

In response to comments from one member of the public present, Cllr Mrs C. Reynolds referred to various emails and explained in detail the process which had been gone through at WDDC and which had led to the application being determined by the planning officer under delegated powers. She had been absent on holiday during the internal consultation process, but her personal view that the matter should have been referred to committee would not have affected the outcome in any event because the three other WDDC consultees had all supported the matter being dealt with by the officer without reference to committee.

The chairman stressed that the application had been approved by WDDC and, however regrettable that might be, it was now a simple matter of fact which could not be undone.

He referred to conditions 5. and 6. of the decision notice which sought, in part at least, to address some of the concerns about the potential physical consequences and impacts of the implementation of the permitted development.

The town council's concerns remained, and the goodwill and co-operation of the town council was still likely to be critical to the practical implementation of the permission given its position of ownership and control of the Marine Parade.

He supported the council staying closely in touch with the applicant's agent to ensure that the council was well-informed about the potential next steps.

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Cllr. D. Hallet expressed his astonishment that the application had been approved by WDDC and felt that the town council needed to be prepared to take specialist advice and legal action if necessary to prevent the scheme from happening. He felt that adequate budgetary provision should be made available. He warned about the potential risk of significant ground movement if the planned excavation went ahead.

Cllr J. Broom emphasised that the application had been passed and it was now about project management and implementation. The town council needed to continue to liaise with the planning officer and the applicant or his agent. This view was echoed by Cllr Mrs. M. Ellis.

The deputy town clerk was requested to continue to liaise closely with all relevant parties.

NOTED

18/121/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/18/002803-LBC** (Received 18 January 2019)
Dewing – External works to repaint walls and woodwork – The Little Place,
Silver Street Lyme Regis, DT7 3HR

Members recommended that the application be approved.

- 2) **WD/D/18/002841-FULL** (Received 10 January 2019)
Sweeney - Erect Extensions and alterations - 1 Fairfield Park, Lyme Regis
DT7 3DS

Members recommended that the application be approved.

- 3) **WD/D/18/002851-FULL** (Received 11 January 2019)
Smith - Remove existing roof & replace with first floor extension-7 Charmouth
Close, Lyme Regis, DT7 3DJ

Members recommended that the application be approved.

(Cllr. D. Hallett voted against)

- 4) **WD/D/18/002854-FULL** (Received 11 January 2019)
Matthews-Block and replace existing shop front with new window, create new
doorway and window to south elevation—4 Silver Street, Lyme Regis DT73HR

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

- 5) **WD/D/18/002895-FULL** (Received 17 January 2019)
Twigg—Erect 1 No. dwelling (demolish existing—retrospective) with associated access and parking – 7 Clappentail Park, Lyme Regis, DT7 3NB

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

- 6) **WD/D/18/002896-FULL** (Received 16 January 2019)
Tolley – Replacement of single pane sliding sash casement components of sliding sash windows with painted softwood sliding sashes and fillet glazing bars – 47 Broad street, Lyme Regis, DT7 3QF

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

- 7) **WD/D/18/003002-FULL** (Received 29 January 2019)
Mace – Erection of a first-floor rear extension – 12 Lym Close, Lyme Regis DT7 3DE

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

18/122/P Amended/Additional Plans

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

18/123/P Withdrawn Applications

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

18/124/P Planning Decisions

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

18/125/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters

The meeting closed at 8.01pm.

Committee: Planning

Date: 5 March 2019

Title of Report: Update Report

Purpose of Report

To update members on issues previously reported to this committee

Recommendation

Members note the report

Background

The following report was submitted to the last meeting of the committee:

WD/D/18/002554-FULL

Ross – Demolition of existing bungalow. Erection of replacement dwelling – Cobb Gate, Marine Parade, Lyme Regis DT7 3JE

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

That response stated:

'Lyme Regis town council is extremely concerned that the application appears to lack critical supporting information; in particular any expert geotechnical advice about the potential impact of the proposed excavation of material on neighbouring properties and the need or otherwise for new or reinforced retaining structures, ground piling or ground anchoring.

Given the history of ground movement and slippage in Lyme Regis, particularly in the seafront area, the town council finds this lack of supporting information completely unacceptable and wishes to OBJECT to the application as it currently stands in the strongest possible terms.

The town council also has concerns about the following:

- 1. The general design, in particular the incorporation of a new 'ground floor' level with doors opening directly onto the town council-owned and controlled Marine Parade, which is the main pedestrian thoroughfare along the seafront.*

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2. *The lack of any commentary on the actual implementation of the proposal given its landlocked location and the practical difficulties of achieving access during the construction phase. In this respect, the town council notes that the applicant has not approached the town council to discuss the possible implementation of the scheme, despite the town council owning and controlling the Marine Parade.*
3. *The potential impact on neighbouring businesses during the construction phase, in particular, the impact of noise and dust on adjacent commercial food premises.*
4. *The wider impact on access along the seafront area during the construction phase. Given that this phase may last for up to 12 months, the impact of the works on access to other businesses, access for waste collection, emergency vehicles, etc. and the general impact on the amenity and use of the main seafront promenade and vehicular access route needs very careful consideration. The application fails to address these issues in any way.'*

At the December meeting of this committee, 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.

A copy of that response is attached as appendix 7A 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 the December committee meeting.

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.

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

This view was subsequently relayed to the planning authority.

On 23 January, this council was notified that the application had been approved; the matter having been dealt with under delegated powers.

A copy of the relevant decision notice is attached as Appendix 7B.

Conditions 5. and 6. may address some, but by no means all, of this council's concerns.

It is also noted that the applicant has retained PCRM Ltd (Peter Chapman) to advise on geotechnical matters.

In the circumstances, the deputy town clerk will attempt to arrange an urgent meeting with the applicant's agent to discuss this council's concerns. It is suggested that any meeting be attended by the chairmen of this committee and the Town Management and Highways committee.'

The meeting was attended by several members of the public all of whom objected strongly to the proposal for a variety of reasons.

Members continued to be extremely concerned about the potential impact of the permitted scheme and the deputy town clerk was asked to liaise with the applicant's agent in the first instance.

Report

Since the last meeting, the deputy town clerk has spoken to both the applicant's agent and Peter Chapman of PCRM Ltd.

The initial intention is that an investigative ground condition survey be undertaken during the first week in April, involving the use of a mini-drilling rig.

That survey will inform the future course of action and help better understand costs and viability.

Timescales are unclear at this stage but there appears to be an acceptance that no substantive work can take place during the period from April to September in any event and that formal discussions will need to take place with the town council when there is greater clarity about what may be proposed and when.

The use of the mini-drilling rig will involve the siting of the power unit in a fenced-off area of approximately 4' x 6' on the Marine Parade for 2 days only, Wednesday 3 and Thursday 4 April.

It is intended to give permission for this to take place on the basis that the work will better inform any subsequent process and discussions, the site is small, the period is

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short, the Parade is unlikely to be very busy during the two days concerned and that all necessary insurances, etc are in place.

Any permission will be entirely without prejudice to the town council's position on any subsequent discussions about the actual implementation of either the scheme approved by WDDC or any other scheme in this location.

Any additional information will be provided verbally at the meeting.

Mark Green
Deputy town clerk
January 2019

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 5 MARCH 2019
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/18/001862 LISTED BUILDING CONSENT** (Received 8 February 2019)
Rodway – Installation of double glazed windows and internal alterations – Farthings, Penny Plot, Lyme Regis, DT7 3NE
- 2) **WD/D/19/000049 FULL** (Received 30 January 2019)
Loud & Fenton – Proposed front extension – 24 Portland Court, Lyme Regis DT7 3ND
- 3) **WD/D/19/000058 FULL** (Received 2 February 2019)
Dean – Erect two storey rear extension with balcony – Rosslyn, Charmouth Road, Lyme Regis, DT7 3DW
- 4) **WD/D/19/000096 FULL** (Received 19 February 2019)
Wilkes – New courtyard paving and refurbishment of existing steps – Flat 1, Gatesfield, Sidmouth road, Lyme Regis, DT7 3EQ
- 5) **WD/D/19/000176 FULL** (Received 22 February 2019)
Hatfield – Demolish the existing building and replace with 2. no semi-detached townhouses and 1.no detached split level bungalow with associated parking and landscaping – Outlook, View Road, Lyme Regis, DT7 3AA
- 6) **WD/D/19/000233 FULL** (Received 22 February 2019)
Pickett – 2 storey extension and new detached double garage – Rashwood Lodge, Clappentail lane, Lyme Regis, DT7 3LZ
- 7) **WD/D/19/000239 FULL** (Received 13 February 2019)
Gunning – Erect single storey rear extension with flat roof balcony and tow storey side extension – 12 Lym Close, Lyme Regis DT7 3DE
- 8) **WD/D/19/000332** (Received 6 February 2019)
Removal of post box from private property – Nags Head Inn, Silver Street, Lyme Regis, DT7 3HS
- 9) **WD/D/19/000346 LISTED BUILDING CONSENT** (Received 20 February 2019)
Gross – Carry out internal alterations to allow the formation of a shower room – Flat 2, Cobb House, Marine Parade, Lyme Regis

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 5 MARCH 2019
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/17/002770 FULL** (Received 29 January 2019)
Green – Conversion of one 2. No bed flat with loft to one 2.no bed flat and one 1. No bed flat with insertion of dormers on the front and rear roof slopes – Flat 1, Skagen Lodge, View Road, Lyme Regis DT7 3AA
Approval of Planning Permission
Our comments are not available on the new planning website
- 2) **WD/D/18/002109 FULL** (Received 23 January 2019)
Herbert – Erection of second floor extension – The Annex, Coram Avenue, Lyme Regis DT7 3LB
Approval of Planning Permission
Our comments are not available on the new planning website
- 3) **WD/D/18/002713 FULL** (Received 15 February 2019)
Moyes – Erection of extension to balcony – Gull Cottage, Coram Avenue, Lyme Regis DT7 3LB
Approval of Planning Permission
Our comments are not available of the new planning website
- 4) **WD/D/18/002841 FULL** (Received 20 February 2019)
Sweeney – Erect extensions and alterations – 1 Fairfield Park, Lyme Regis DT7 3DS
Approval of Planning Permission
Recommend approval
- 5) **WD/D/18/002854 FULL** (Received 13 February 2019)
Matthews – Block and replace existing shop front with new window, create new doorway and window to south elevation – 4 Silver Street, Lyme Regis DT7 3HR
Approval of Planning Permission
Recommend approval

Committee: Planning

Date: 5 March 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. Notice of grant of non-material amendment for application number WD/D/19/000250 – Land at Shire House, Sidmouth Road, Lyme Regis, DT7 3ES – Amendment to WD/D/17/000679
4. Notice of request for confirmation of compliance with conditions 3 and 5 of planning approval ED/D/17/000679 – Land at Shire House, Sidmouth Road, Lyme Regis, DT7 3ES
5. Notice of application for a Certificate of Lawfulness for an existing use – Occupation of residential accommodation in breach of condition 3 of planning permission 1/W/1990/0459 – 1 & 2 Lyme Bay Court, Pound Road, Lyme Regis, DT7 3HX
6. Notice of application of works to trees in conservation areas. Application reference WD/D/18/002054
7. Notice of request for confirmation of compliance with conditions 3, 4 & 5 of planning approval APP/F1230/W/18/3192587 – Beau Sejour, View Road, Lyme Regis, DT7 3AA

Elaine Pawsey
Senior administrative assistant
March 2019