



**John Wright
Town Clerk**

Lyme Regis Town Council

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Planning Committee

Core Membership: Cllr G. Turner (chairman), Cllr B. Larcombe MBE (vice-chairman), Cllr B. Bawden, Cllr J. Broom, Cllr M. Ellis and Cllr C. Reynolds

Notice is hereby given of a meeting of the Planning Committee to be held at the **Pine Hall, Lyme Regis Baptist Church, Sherborne Lane** on Tuesday 8 February 2022 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
02.02.2022

The open and transparent proceedings of Full Council and committee meetings will be audio recorded and recordings will be held for one year by the town council.

If members of the public make a representation to the meeting, they will be deemed to have consented to being audio recorded.

If members of the public have any queries regarding audio recording of meetings, please contact the town clerk.

Members are reminded that in reaching decisions they should take into consideration the town council's decision to declare a climate emergency and ambition to become carbon neutral by 2030 and beyond.

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 11 January 2022 (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 January 2022

There are no matters arising.

7. Update Report

There are no updates.

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/additional 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 Dorset Council regarding planning related matters

There is no correspondence for this meeting.

13. Dorset Local Plan

To inform members about progress with the Dorset Local Plan both generally and insofar as it relates specifically to Lyme Regis. To also inform members about representations which Cllr S. Flower, the Leader of Dorset Council, has made to the Secretary of State about the Dorset Local Plan, housing numbers and the local planning process.

14. Exempt Business

AGENDA ITEM 3

LYME REGIS TOWN COUNCIL PLANNING COMMITTEE MINUTES OF THE MEETING HELD ON TUESDAY 11 JANUARY 2022

Present:

Chairman: Cllr G Turner

Members: Cllr B. Bawden, Cllr J. Broom, Cllr B. Larcombe MBE, Cllr C. Reynolds

Officers: M. Green (deputy town clerk) & E. Pawsey (senior administrative assistant)

21/40/P

Public Forum

Jenny Waldron of Little Rowan View road objected to application P/HOU/2021/05430 – Outlook, View Road. Jenny Waldron said the site and her property needed to be visited to understand the location and that the location and block plan that had been presented were inaccurate, they showed no details of the shed and the land levels were also not showing. Jenny Waldron then presented a different plan which showed how close the proposed extension would be to her property and said this was not showing on the submitted location plan. She then went on to say that she would be affected with loss of light, overshadowing, loss of privacy, it would be overlooking her property and it would be overbearing and overwhelm her bungalow. She said it was an unsympathetic design.

Seb Cope – architect for P/HOU/2021/05430 – Outlook View Road. Seb Cope spoke in support of this application, he explained the design and said there were eight other balconies in the area, including one recently been approved in 2019, and this set a precedent for other balconies. He noted the concerns about land stability and said the loading was insignificant and had no effect on the ground loadings. Seb confirmed that a survey needed to be done to ascertain the levels and agreed that Jenny Waldron's property was not showing on the location plan.

Bob Hull – Chartered Planning Consultant – P/FUL/2021/05100 – Land to South of Stile Lane. Bob Hull said this application was in conflict with the conservation policy and there would be an adverse impact on the conservation area and on the other listed buildings around the site. He also said it would radically transform the sea scape and removal of the formal woodlands would have a negative impact on wildlife including owls, bats, etc. and it was an inappropriate development and would have a negative visual impact on the area and the land should remain undeveloped. He listed the various policies in the adopted West Dorset, Weymouth and Portland Local Plan which he felt the application was at odds with, including *ENV 1, 2, 3, 4, 7 & 10*.

Tim Daniel – Resident – P/FUL/2021/05100 – Land to South of Stile Lane. Tim Daniel said he lived above the site and was concerned with land slippage. He also said the path leading down to the proposed development was extremely dangerous and someone had already fallen. He went on to say when this land was sold, it was sold for a low price as the area would only be used for access to the woodlands and that previous pre-planning advice given 15 years ago was that no development could take place due to land slippage

and the TPO's on the land. He said that holiday homes and second homes had a bad effect on the area and his property was already surrounded by these. He also questioned why the neighbours had not been consulted with and why was this application was planned to be dealt with by Dorset Council under delegated powers and not at committee.

21/41/P Apologies for Absence

Apologies for absence were received from:

Cllr M. Ellis (work commitments)

Cllr S. Williams (personal reasons)

21/42/P Minutes

Proposed by Cllr B. Larcombe and seconded by Cllr C. Reynolds, the minutes of the meeting held on 30 November 2021 were **ADOPTED** without amendment.

21/43/P Disclosable Pecuniary Interests

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

21/44/P Dispensations

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

21/45/P Matters arising from the minutes of the meeting held on 30 November 2021

There were no matters arising.

21/46/P Update Report

There were no updates.

21/47/P Planning Applications

Planning applications were considered in accordance with the details circulated.

It was proposed by Cllr. B Larcombe, seconded by Cllr J Broom and **agreed** by all members present, that application P/HOU/2021/05430 (Outlook, View Road) and P/FUL/2021/0511 (Land to South West of Stile Lane) be considered as the first items to avoid unnecessarily detaining the applicants.

- 1) **P/HOU/2021/05430** (Received 14 December 2021)
HOUSEHOLDER PLANNING PERMISSION
Hatfield – Erect front porch and single storey rear extension with balcony – Outlook, View Road, Lyme Regis, DT7 3AA

Members recommended that the application be refused on the grounds that there is inadequate information relating to the location of neighbouring properties and lack of survey data to check the levels.

- 2) **P/FUL/2021/05100** (Received 1 December 2021)
FULL PLANNING APPLICATION
Green – Construction of 3no. dwellings and associated external works and landscaping
– Land to South West of Stile Lane, Lyme Regis
- Members recommended that the application refused on the grounds it is an inappropriate development of this particular site and location, is contrary to policies ENV 1, 2, 3, 4, 7 & 10 in the adopted West Dorset and Weymouth and Portland local plan, it has inadequate access and there are significant concerns with the drainage and land stability of the site and the potential impact of adjoining properties.*
- Members further request this application goes to committee and is not dealt with under delegated powers.*
- 3) **P/FUL/2021/02271** (Received 23 December 2021)
FULL PLANNING APPLICATION
Davies – Demolition of existing storage building and erection of 1no. dwelling - – Fairfield Cottage, Charmouth Road, Lyme Regis DT7 3HH
- Members recommended that the application be **approved** because there were no planning reasons that would warrant its refusal.*
- 4) **P/HOU/2021/04693** (Received 24 December 2021)
HOUSEHOLDER PLANNING PERMISSION
Swanson – Erect single storey rear extension – 7 Cobb Road, Lyme Regis, DT7 3JU
- Members recommended that the application be **approved** because there were no planning reasons that would warrant its refusal.*
- 5) **P/LBC/2021/04694** (Received 3 December 2021)
LISTED BUILDING CONSENT
Swanson- Erect single storey rear extension – 7 Cobb Road, Lyme Regis DT7 3JU
- Members recommended that the application be **approved** because there were no material listing considerations to warrant its refusal.*
- 6) **P/HOU/2021/04735** (Received 3 December 2021)
HOUSEHOLDER PLANNING PERMISSION
TenBroeke – Install dormer windows, erect single storey rear and side extension, full height rear extension, conversion of garage, increase parking area and landscaping works – 8 Clappentail Park, Lyme Regis, DT7 3NB
- Members recommended that the application be **approved** because there were no planning reasons that would warrant its refusal.*
- 7) **P/HOU/2021/04980** (Received 30 November 2021)
HOUSEHOLDER PLANNING PERMISSION
Coleman – External alterations to render over brickwork on front elevation, install slate hanging to side elevation, re-render rear elevation and re-construct chimneys – Alfred Place, Ware Lane, Lyme Regis, DT7 3EL

*Members recommended that the application be **approved** because there were no planning reasons that would warrant its refusal.*

- 8) **P/LBC02021/04981** (Received 30 November 2021)
LISTED BUILDING CONSENT

Coleman – External alterations to install roof vents and works to copings, remove paint off front elevation wall, re-point stone and render over brickwork, install slate hanging to side elevation and re-render to rear elevation. Clean paint of retaining walls and re-point. Re-construct chimneys. Replacement windows. Internal alteration to install firewall/partition within attic void and replastering – Alfred Place, Ware Lane, Lyme Regis, DT7 3EL

*Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*

- 9) **P/HOU/2021/05025** (Received 20 December 2021)
HOUSEHOLDER PLANNING PERMISSION

Winn – Erect extension, replacement of windows and roof lights, and replacement balustrade – 6 Coombe Street, Lyme Regis, DT7 3PY

*Members recommended that the application be **approved** because there were no planning reason that would warrant its refusal.*

- 10) **P/LBC/2021/05026** (Received 1 December 2021)
LISTED BUILDING CONSENT

Winn – Various internal and external alterations including rear extension, replacement windows and roof lights, and replacement balustrade – 6 Coombe Street, Lyme Regis, DT7 3PY

*Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*

- 11) **P/LBC/2021/05063** (Received 3 December 2021)
LISTED BUILDING CONSENT

Swinson – Internal and external alterations to facilitate replacement of windows – 12 Cobb Road, Lyme Regis, DT7 3JU

*Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*

- 12) **P/LBC/2021/05109** (Received 29 November 2021)
LISTED BUILDING CONSENT

Pudner – Internal works additional floor joists and board loft floor – The Lawn, Pound Street, Lyme Regis, DT7 3HZ

*Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*

- 13) **P/HOU/2021/05745** (Received 4 January 2022)
HOUSEHOLDER PLANNING PERMISSION
Horn – Loft conversion and installation of velux rooflights – 20 Talbot Road, Lyme Regis,
DT7 3BA

*Members recommended that the application be **approved** because there were no planning reasons that would warrant its refusal.*

21/48/P Amended/Additional Plans

There were no amended/additional applications to be considered at this meeting.

21/49/P Withdrawn Applications

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

21/50/P Planning Decisions

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

21/51/P Correspondence from Dorset Council regarding planning related matters.

The deputy town clerk referred to correspondence received from Dorset Council and advised any new information had been included in the last member briefing.

The meeting closed at 20.03pm

AGENDA ITEM 8

LYME REGIS TOWN COUNCIL PLANNING COMMITTEE – 8 FEBRUARY 2022 PLANNING APPLICATIONS RECEIVED

- 1) **P/HOU/2021/04587** (Received 19 January 2022)
HOUSEHOLDER PLANNING PERMISSION– Erect first floor extension to include dormer windows and balcony and erect double height porch and associated landscaping – 5 Overton Close, Timber Hill, Lyme Regis, DT7 3HQ
- 2) **P/HOU/2021/05748** (Received 18 January 2022)
HOUSEHOLDER PLANNING PERMISSION
Barclay – Replacement of existing conservatory with single storey extension including roof terrace and external stair. Erect single storey extensions, erect new front porch, formation of 2no. dormer windows and associated landscaping – Corner cottage, Hill Rise Road, Lyme Regis, DT7 3LN
- 3) **P/FUL/2021/05737** (Received 12 January 2022)
FULL PLANNING PERMISSION
Mella – Demolish existing dwelling and replace with new dwelling – Hythe cottage, Pine Walk, Lyme Regis, DT7 3LA
- 4) **P/LBC/2021/05763** (Received 5 January 2022)
LISTED BUILDING CONSENT
Wetherall – Replace 2 no. windows – 9 Sherborne Lane, Lyme Regis, DT7 3NY
- 5) **P/HOU/2022/00009** (Received 6 January 2022)
HOUSEHOLD PLANNING APPLICATION
Gallier – Installation of 12 mounted solar panels – Henleys Acre, Timber Hill, Lyme Regis, DT7 3HQ
- 6) **P/LBC/2022/00074** (Received 6 January 2022)
LISTED BUILDING CONSENT
Boyd – Retain re-built upper 2m of north gable chimney stack – coram Tower, Pound Road, Lyme Regis, DT7 3HX
- 7) **P/HOU/2022/00092** (Received 7 January 2022)
HOUSEHOLDER PLANNING PERMISSION
Stanway – Install summerhouse/garden pod in rear garden – 26-27 Church Street, Lyme Regis, DT7 3DF

- 8) **P/HOU/2022/00154** (Received 11 January 2022)
HOUSEHOLDER PLANNING PERMISSION
Gillian – Replace boundary fence with new wall and fence – Halstock, Clappentail Lane,
Lyme Regis, DT7 3LZ
- 9) **P//HOU.2022/00215** (Received 13 January 2022)
HOUSEHOLDER PLANNING PERMISSION
O'Halleran – Formation of parking space – La Mouette, Hill Road, Lyme Regis, DT7 3PE
- 10) **P/LBC/2022/00282** (Received 18 December 2022)
LISTED BUILDING CONSENT
Puddicombe & Trott – Repair and replacement of windows at rear of property – 29
Broad Street, Lyme Regis, DT7 3QU
- 11) **P/LBC/2022/00307** (Received 25 January 2022)
LISTED BUILDING CONSENT
Wallner – Reslate and repair roof – Rose Hill Cottage, Silver Street, Lyme Regis, DT7
3HR
- 12) **P/FUL/2022/00345** (Received 25 January 2022)
FULL PLANNING PERMISSION
Doel – Erection of single storey extension and conversion of existing garage – 18
Woodroffe Meadow, Lyme Regis, DT7 3NX

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 8 FEBRUARY 2022
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **P/LBC/2021/02034** (Decision Date 21 January 2022)
LISTED BUILDING CONSENT
Bramston – Replacement windows to rear elevation – 14 Pound Street, Lyme Regis, DT7 3HZ
APPROVAL OF LISTED BUILDING CONSENT
Members recommended this application be approved as there are no material listings to warrant its refusal
- 2) **P/VOC/2021/03367** (Decision Date 7 January 2022)
HOUSEHOLDER PLANNING PERMISSION
Bernhardt – Change of use from B1 to E(d) (formally use class D2) to allow the building to be used as a fitness center (without compliance to condition 4 of planning approval WD/D/14/002435 – restriction on business hours) – Unit 2, Lyme Regis Industrial Estate, Uplyme Road, Lyme Regis, DT7 3LS
APPROVAL OF VARIATION OF CONDITION
Members recommended this application be refused because the change of operating hours 24/7 would adversely affect the residential amenity of nearby properties (Note the town council may be more sympathetic to an amended/alternative application which sought to extend the existing operating hours to 7am – 10pm 7 days per week
- 3) **P/LBC/2021/04290** (Decision Date 5 January 2022)
LISTED BUILDING CONSENT
Pudner – Internal and external works to include removal of blown render to north and west elevations, replacement patio and guttering. Installation of a new boiler and flue of a concrete block wall at the west side of the property and repair/replace gate – The Lawn Pound Street, Lyme Regis, DT7 3HZ
APPROVAL OF LISTED BUILDING CONSENT
Members recommended this application be approved as there are no material listings to warrant its refusal
- 4) **P/HOU/2021/04735** (Decision Date 26 January 2022)
HOUSEHOLDERS PLANNING APPLICATION
Tenbroeke – Install dormer windows. Erect single storey rear and side extension, conversion of garage, increase parking area and landscaping work – 8 Clappentail Park, Lyme Regis, DT7 3NB
APPROVAL OF HOUSEHOLDER PLANNING PERMISSION
Members recommended this application be approved as there were no planning reasons to warrant its refusal

5) **P/HOU/2021/04885**

(Decision Date 6 January 2022)

HOUSEHOLDER PLANNING APPLICATION

Dean - Construction of balcony – 19A Broad Street, Lyme Regis, DT7 3QE

APPROVAL OF HOUSEHOLDER PLANNING

Members recommended this application be approved as there were no planning reasons to warrant its refusal

AGENDA ITEM 13

Committee: Planning

Date: 8 February 2022

Title of Report: Dorset Local Plan

Purpose of Report

To inform members about progress with the Dorset Local Plan both generally and insofar as it relates specifically to Lyme Regis. To also inform members about representations which Cllr S. Flower, the Leader of Dorset Council, has made to the Secretary of State about the Dorset Local Plan and the local planning process.

Recommendation

That members consider the report and comment as appropriate.

Report

1. The Dorset Local Plan is proceeding through its various stages, culminating in its submission for examination, probably this autumn with the actual public examination likely to take place in spring 2023.
2. The full published timetable is as set out below:

The Local Plan process	The sustainability appraisal process	Timeline
Stage 1: Initial evidence gathering, review of former district/borough local plans, consultation	Sustainability Appraisal Scoping, local plan appraisal and consultation	Consultation: January 2021
Stage 2: Publication of the draft local plan for comment	Publication of the Sustainability Appraisal Environmental Report for comment	Publication: May 2022
Stage 3: Submission of the local plan, comments made and supporting evidence to the Planning Inspectorate	Submission of the Sustainability Appraisal Environmental Report	Submission: October 2022
Stage 4: Examination in public, where soundness and legal compliance of the	Sustainability Appraisal of local plan as amended	Examination: Spring 2023

plan is tested. Inspector writes a report suggesting possible modifications

Stage 5: Adoption of the local plan is found sound. Becomes part of the development plan.

Sustainability Appraisal adoption statement produced

Adoption: Winter 2024

3. This council considered the initial draft plan in spring 2021 and made a range of comments. A copy of that response is attached at **appendix 13 A**.
4. Dorset Council has now published its 'proposed allocation' for Lyme Regis and this, together with a general commentary on progress with the Plan, is attached as **appendix 13 B**.
5. The issues identified for Lyme pick up many of the comments made by this council at the earlier consultation stage and suggest a modest development of around 40 additional dwellings as an extension to Woodberry Down, together with an area of additional public open space of unspecified size.
6. However, this council's concerns about the availability of affordable housing to rent and the need to include Strawberry Field within development limits so as to facilitate it being brought forward for either recreational use or to secure the long-term provision of park and ride facilities seems to have been ignored completely.
7. It may be that the current information received from Dorset Council relates solely to the proposed housing allocation and that other proposals relating to other topics will emerge separately prior to the next consultation period in May 2022. Enquiries are being made of the local plan team and any update will be reported verbally at the meeting.
8. On 26 January, Cllr S. Flower, the Leader of Dorset Council, announced he had written to the Secretary of State expressing concern about the housing target for Dorset as set by the government and requesting that Dorset be allowed to pilot a 'radically different' approach to local plan making. He has also requested that Dorset be allowed an extension of two years, until April 2026, to give more time for the new Dorset Local Plan to be developed and approved.
9. A copy of his public statement is attached as **appendix C**.
10. Members may wish to consider whether to support the statement made by Cllr. Flower.
11. Other groups have already commented on Cllr Flower's statement, and Cllr B. Bawden has asked that members consider the views expressed by one of the main campaign groups, Dorset Deserves Better. Their views are attached as **appendix D**.
12. Any recommendations from this committee will be considered by Full Council at its meeting on 16 February 2022.

Mark Green
Deputy Town Clerk
February 2022

Response from Lyme Regis Town Council to the Current Consultation about the Draft Dorset Council Local Plan

Context to Response

The town council recognises the limitations for development at Lyme Regis 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 and ground conditions
- 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.
- A limited supply of social housing and an allocations policy which often means that genuinely local needs are left unmet
- 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 with difficult access to higher order facilities in larger towns and sub-regional centres; the latter being roughly 30 miles distant and only readily accessible by private motor car
- 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 built environment and the number and location of Listed Buildings and Conservation Areas.
- The local declaration of a climate emergency and the need to prioritise environmental objectives and the early move towards zero carbon by 2030 as an overarching and overriding objective.

The 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 with increasing 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.

It is, however, acknowledged that not all of the above issues have entirely negative impacts.

More specifically on some of these points:

Population Profile

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%).

This places particular demands on services aimed at supporting the elderly. **Given Lyme's remote location and relative inaccessibility, this emphasises the importance of ensuring that these services continue to be supported and delivered locally.**

Housing Issues

More than 20% of all properties in the town are second or holiday homes and this number is growing. This percentage 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.

This, in conjunction with the seventh highest level of average house prices in any of the UK's seaside towns (£343k in 2015 and £403k over the last 12 months), 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).

Limited availability of existing stock, very poor affordability together with low levels of new housing 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, affordability is much better and jobs more plentiful.

Local demand for social housing exceeds supply.

The current local stock of social housing is believed to primarily comprise:

- Magna: 174 general needs homes, 61 sheltered and 19 shared ownership.
- Abri (formerly Yarlington): 15 homes on the CLT site at Timber Hill
- Sovereign: 35 homes at Woodbury Down

According to Magna, the housing register for people with a connection to Lyme Regis and requiring accommodation is currently:

Requiring 1 bed	45
Family requiring 2 bed	27
Family requiring 3 bed	9
Family requiring 4 bed	1
<hr/> Total	<hr/> <hr/> 82

Achieving the provision of an adequate supply of social housing of a suitable tenure for use by those local people who wish to remain in the town is a high council priority.

Although the council does not generally support the principle of social 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 social homes of suitable (to rent) tenure.

The council also wishes to ensure that social housing is retained for that purpose in perpetuity rather than lost to 'right to buy'. In addition, and given the excess of local demand over supply and the complete unaffordability of local market housing to first time buyers, it would support a local (and bespoke) allocations policy which ensured priority was given to meeting genuinely local need.

The town council commends the recent partnership between the Lyme Regis Community Land Trust (CLT) and Abri which 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 on other suitable sites in and around Lyme Regis. This would help to ensure that those with a genuine local connection to the town and wanting to remain within and contributing towards the local community, were able to do so.

The council is aware that several housing providers now provide both open market, affordable and social 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.

Employment and employment Land

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 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.

The council has previously supported the retention of 'Key Employment Site' status for the Lyme Regis Business Park off Uplyme Road and would maintain this position.

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 has previously indicated that it MAY be prepared to consider the alternative use of some or all the business park (for appropriate 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 much too valuable to lose without a real alternative in place beforehand.

Retail and the Town Centre

The council agrees that Lyme Regis should retain its existing status in the retail hierarchy, i.e., as a 'Town Centre' meeting, primarily, the needs of its local residents, immediate hinterland and seasonal visitors.

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.

Climate Emergency and Environment

The council was one of the first to declare a climate emergency and to set the target of being zero carbon by 2030.

It wants to ensure that all plans and policies, not just those specifically targeted at climate and environment, fully embrace sustainability and the need to achieve net zero carbon by 2030 and contain specific measures to help achieve this.

The town council would ask Dorset Council to consider how the balance between planning and the environment may be looked at in a more flexible and imaginative way to improve building performance and reduce carbon emissions. It is particularly concerned that improving the environmental performance of historic and listed buildings, or buildings in Conservation Areas, often appears to be given a much lower priority than conserving features or using materials or designs whose intrinsic environmental performance may be poor.

This is a particular problem in communities like Lyme Regis where the number of listed buildings or the proportion of buildings within Conservation areas is exceptionally high.

The town council fully accepts the need to preserve the fundamental character and appearance of historic towns and villages and/or individual streets or buildings, It would, however, encourage the adoption of policies which encourage the maximum use of flexibilities and discretions within existing legislation to give greater weight and priority to the environmental performance of building works to older and listed buildings.

The council fully supports sustainable development, together with the sustainable production of energy to support proposed and existing development. However, it does 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.

The council is far from convinced about the case for or merits of a National Park for Dorset; particularly as Lyme Regis appears to be wholly contained within it. It has been suggested that the council supports the proposal; this is incorrect. It has asked for further information to enable it to consider the matter more fully, but this is from a perspective of considerable scepticism.

Strawberry Fields

The council notes that land at Strawberry Fields (Timber Hill) has long been locally earmarked for new and improved leisure and recreational facilities for the town and is currently retained on a long (999 year) lease by the town council with a view to securing this use.

The site is adjacent to but outside of existing development limits. The council would support the allocation of the site in the local plan to facilitate it being brought forward for appropriate uses consistent with those set out in the lease.

General

- The council is 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 may do so in the near future. For example, the town council has had to take over the funding of the town bus service and healthcare and emergency services are under constant review. **The town council is very anxious to make sure that local services for local residents are maintained or improved; especially given the relative isolation of Lyme Regis, its population profile and the need to avoid unnecessary trips.**
- Any significant new development is likely to exacerbate existing problems with traffic congestion and pedestrian safety. A recent survey undertaken on the council's behalf by Hydrock, identified almost two thirds of a million traffic movements into and out of Lyme Regis in the month of August 2019 alone. A traffic and pedestrian survey undertaken by Dorset County Council in August 2016 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.
- Recent data suggests that the number of day visitors to Lyme Regis has grown considerably in the last 10 years and currently totals well over 1m per year. In the same period, the number of longer-staying visitors has, at best, remained static. Given the scale of growth planned in Lyme's drive time day trip catchment,

the number of day visitors is likely to continue to increase, possibly significantly. Virtually all of these day visitors do so by private motor car and serious consideration needs to be given to how this growth is adequately and sustainably managed.

- Permitting significant new development throughout the Dorset Council area (and beyond) without a correspondingly significant investment in infrastructure is simply not sustainable.
- The town council has initiated and would want to progress discussions about improving the signage to and from Lyme, especially from the A35, to ensure vehicle take the most appropriate routes.
- The town council would also welcome the continuation of discussions about a strategic park and ride facility for the town, possibly serving the community of Charmouth as well.

In response to the specific questions asked of the town council about Lyme Regis

The council identified the town's role as a:

- tourism destination
- a centre for local services and local people
- a location for elders.

In 15 years' time, the council saw the town as:

- a provider of local services
- having achieved zero carbon by 2030
- having increased economic prosperity through technology.

The issues the town faced were identified as:

- climate change and ecological emergency
- access to affordable housing
- achieving economic prosperity
- an ageing population
- maintaining local service provision to meet the needs of the local population

Beyond Lyme

More strategically, the town council considers:

- That the general approach to the distribution of growth across the Plan area is sound
- That the settlement hierarchy proposed within the Plan is broadly correct
- That the overall scale of growth is ambitious and must be accompanied by funded measures and robust controls to fully mitigate its climate and environmental impact and to ensure that zero carbon targets are achieved on time
- That the draft plan fails to recognise the local and strategic importance of the Exeter to Waterloo railway line, the importance of maintaining and improving this service, of safeguarding existing stations, levels of service frequency and capacity and the wider public transport links to and from it and between local centres. In this regard, it seeks reassurance about the levels of co-operation and the alignment of plans and priorities between Dorset Council and Devon County Council in particular. Services to and from Axminster station are critical to the local community and economy.
- That exemplary levels of IT and other connectivity are regarded as crucial to maintaining and growing the local economy, to combating the trend towards a retired and second home population and to encouraging economically active entrepreneurs to remain in or relocate to the area.
- That the very significant scale of planned growth must be accompanied by an equally significant, funded and timely investment in the infrastructure and services necessary to properly support it.

The town council welcomes the opportunity to engage constructively with the plan process and is happy to discuss, explain and expand on any of the above in more detail.

Statement of Leader of Dorset Council, Cllr Spencer Flower(26/1/22)

‘Local Plans are a key component of the planning system. They shape how land use and places will change and develop in the future. This is why I have been, and continue to be, in a dialogue with the Rt Hon Michael Gove MP, Secretary of State for Levelling Up, Housing and Communities and his officials, offering a constructive, bold and ambitious alternative for the way we develop our new Local Plan – one that is right for Dorset.

In my dialogue with Michael Gove, I have been arguing that the current national planning framework is not providing councils with the means to promote sustainable development through their Local Plans but is instead about chasing housing targets.

I am seeking reform of this framework and proposing that Dorset could be a pilot for a new way of creating Local Plans, based on sustainability and local needs over the next 30 years, that also recognises the ambitions of our [Climate and Ecological Emergency Strategy](#).

[We must have a Local Plan in place](#): without one we face the risk of unmanaged development in Dorset, but it has to be the right plan. Our hard-working and innovative planning officers have ensured [the draft Local Plan](#) is the best it can be, but it is constrained by current planning legislation.

As a result, of the unprecedented 9,000 responses our public consultation received, many residents share my view that the [draft Local Plan](#) chases housing numbers rather than prioritises local needs.

I also believe it is better to have fewer bigger-scale new developments in Dorset which bring in the necessary funding and infrastructure, rather than lots of small developments which put further pressure on already-stretched community resources.

I’ve asked Mr. Gove to consider several radical alternatives:

- allow Dorset to pilot a radically different approach to Local Plan making
- break the link between the housing land supply numbers and the Duty to Cooperate – i.e. the requirement for Dorset Council to accept unmet housing need from neighbouring councils

- allow Dorset an extension of two years until April 2026 to give more time for the new Dorset Local Plan to be developed and approved. During this extended period of plan preparation, Dorset should be protected against speculative housing development by suspending the five-year land supply requirement or by other means necessary
- fully recognise the [climate and ecological emergency](#) in the planning system, including new building regulations.

We recognise that this is national policy and may require changes to primary legislation, which is not in our gift locally.

Representing you is a privilege that I take extremely seriously, and my approach to the Government recognises both my and Dorset Council's commitment to the needs and aspirations of the residents of Dorset. I am a strong advocate for Dorset and remain committed to lobbying for a better deal for the communities of Dorset.'

Dorset Climate Action Network
Dorset Deserves Better Campaign Alliance
First analysis of Spencer Flower's public statement about the Local Plan

Points to be welcomed

- His recognition of the need for change
- His headline – “A local plan that is right from Dorset”
- His willingness to challenge the current National Planning Policy Framework which (in his words) “is not providing councils with the means to promote sustainable development through their local plan but is instead about chasing housing targets”.
- His search for a reform of this framework, and his proposal that Dorset could be a pilot for a new way of creating local plans, focused on sustainability and local needs, that “also recognises the ambitions of our climate and ecological emergency strategy”.
- His recognition, based on “the unprecedented 9000 responses” to public consultation, that many residents “share my view that the draft Local Plan chases housing numbers rather than prioritises local needs”.
- His request to Michael Gove to consider several radical alternatives :
 - Allow Dorset to pilot a radically different approach to Local Plan making
 - Break the link between the housing land supply numbers and the duty to cooperate – i.e. the requirements of Dorset Council to accept unmet housing need from neighbouring councils
 - Allow Dorset an extension of two years until April 2026 to give more time for the new Dorset Local Plan to be developed and approved. During this extended period of time preparation, Dorset should be protected against speculative housing development by suspending the five-year land supply requirements or by other means necessary
 - Fully recognise the climate and ecological emergency in the planning system, including new building regulations
- His personal commitment to “lobbying for a better deal for the communities of Dorset”

All of the above we could have written ourselves !

Points of doubt and omission

1. “Bigger-scale development”.

Spencer Flower says “I believe it is better to have fewer bigger-scale new development in Dorset which bring in the necessary funding and infrastructure, rather than lots of small developments which put further pressure on already stretched community resources”.

Dorset CAN and the Campaign Alliance do not agree with this. In our view, “bigger-scale new development” can only be accommodated on greenfield sites. In such places, the development itself would generate very high loads of greenhouse gas emissions both in the building and in the subsequent living; and would inevitably damage landscape and wildlife and the rural character of the County. We wish to defend to defend the Green Belt, the Area of Outstanding Natural Beauty, and other greenfield sites.

Moreover, it is far from clear that large-scale new development would indeed “bring in the necessary funding and infrastructure”, on a scale that would make such new development be more than dormitories placing further pressure on the infrastructure of existing main settlements. That is certainly the fear of those who oppose the proposed new development north of Dorchester, who believe that it would add yet further pressure to the stretched resources of our County Town.

The only form of “large-scale new development” that we might find acceptable would be a true New Town or Garden City, with a Zero Carbon target, high degree of local self-sufficiency and substantial input of new infrastructure funded partly by government, on a site which would have to be brought forward within a re-thought Local Plan.

Contrary to Spencer Flower’s further comment that “lots of small developments ... put further pressure on already stretched community resource”, we believe that well-planned small developments, in or near the centre of existing towns and villages, can do much to sustain the vitality and the services of such settlements. Moreover, he does not mention the other alternatives that we have suggested, namely the use for housing of brown-field sites, of land and buildings released from commerce and other uses because of recent trends in the use of property, and of land near transport hubs. If he is successful in gaining release from the government’s standard method of calculating housing need and thereby greatly reducing the total volume of proposed new housing, we believe that a very high proportion of the reduced total can be accommodated on land which has already zoned for development in previous plans, or already subject to planning permission, or within the categories mentioned in the first two sentences of this paragraph.

2. Extension of time for preparing the plan.

We endorse Spencer Flower’s proposal for an extension of two years until April 2026 for the preparation of a new Local Plan. That would enable completion of many of the ancillary studies which had not been completed at the time of public consultation in early 2021. It would enable the plan to be wholly re-thought in the context of the release from NPPF rules that Spencer Flower is seeking. But it carries a considerable danger of “planning by appeal” as landowners and development seek to “buck” the existing Local Plans inherited from previous planning authorities, in a way which would cause heavy pressure on the Council’s planning staff and potentially significant legal cost to the Council. Spencer Flower correctly points to the danger of speculative housing development if the five-year land supply requirement (the delivery of which depends very heavily upon decisions by developers) cannot be met.

We urge that Dorset Council should only contemplate delay of this kind if there is a clear provision for the avoidance of these dangers. We also insist that the Council, in its development control activity over the years up to the approval of a new Local Plan, base that control strictly on the provisions in the pre-existing approved local plan – plus the Purbeck Local Plan if that gains approval – and does not give approvals which pre-empt the proposed Dorset Local Plan. It should give full weight to approved Neighbourhood Plans as supplementary planning documents; and should continue to support and encourage the production of new Neighbourhood Plans.

In correspondence with us since his public statement, Spencer Flower has accepted that :

“any current adopted local plans, including the Purbeck Local Plan (if adopted), will form part of the statutory development plan for the purposes of decision-making until such time as they are replaced by a new local plan. The statutory development plan also includes our minerals and waste local plans as well as any made neighbourhood plans.”

He goes on to say :

“The National Planning Policy Framework (NPPF) does expect local plans to be reviewed at least every 5 years, underpinned by relevant and up-to-date evidence, so the strength of our adopted policies will in part depend on the length of time that has lapsed since they were adopted, and some of Dorset’s plans are more recent than others. This means that other material considerations could be more persuasive if there is a conflict with adopted policies, which is why it is important that we do not stop with our evidence-gathering in preparation for a new plan.”

We have replied as follows:

“Thank you for your clarification regarding the status of existing local plans. It is a reassuring to know that they will remain part of the statutory development plan and that they will be honoured. We accept that other material considerations may come into play. But the many people who are disturbed by the development strategy outlined in the current draft Local Plan will not wish to see it being prematurely realised on the ground by piecemeal development control decisions”.

To illustrate this last point, we offered Cllr Flower an example of a current planning application for housing on land not zoned in the existing Local Plan but that proposed in the draft Local Plan.

Subject to the points above, we believe that Cllr Flower's statement has correctly focused on the critical changes in government guidance which must underpin radical change in the Local Plan.

Areas where we Continue to Press Dorset Council

We will continue to press the other points contained in our Open Letter to him dated 17 January 2022, notably including :

- Sharp reduction in the total number of new dwellings to be built over the plan period
- Refusing to accept unmet housing need from BCP
- A stronger focus on the meeting of local housing needs
- Insistence upon high environmental and social standards in all new housing and other new development
- Urgent promotion of retrofit of existing housing and other occupied buildings to make them highly energy-efficient
- An urgent drive towards production of renewable energy in Dorset
- Insistence upon the achievement of true environmental benefits from new development.

DDB reaction to S.Flower statement v2.docx