

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 8 FEBRUARY**

Present:

Chairman: Cllr G Turner

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

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

Cllr B. Larcombe in the chair

21/52/P Public Forum

Mr Offord explained that he was present to object to application P/HOU/2021/04587.

The chairman invited him to speak immediately prior to consideration of this application.

21/53/P Apologies for Absence

Apologies for absence were received from:

Cllr B. Bawden (personal commitments)

Cllr M. Ellis (work commitments)

Cllr G. Turner (would be arriving late)

21/54/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr B. Larcombe, the minutes of the meeting held on 11 January 2022 were **ADOPTED** without amendment.

21/55/P Disclosable Pecuniary Interests

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

21/56/P Dispensations

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

21/57/P Matters arising from the minutes of the meeting held on 30 November 2021

There were no matters arising.

21/58/P Update Report

There were no updates.

Cllr G. Turner arrived at 7.10pm and took the chair.

21/59/P Planning Applications

Planning applications were considered in accordance with the details circulated.

Mr Offord spoke with regards to application P/HOU/2021/04587

Mr Offord said neither the applicant nor their agents had consulted him or looked at his property in terms of this proposal. He was concerned with the environmental impact as the property was right on the edge of Spittle's Wood which was an Area of Outstanding Natural Beauty. The coastal path passed directly behind No. 4 and 5 – currently two bungalows low lying and nestling in the natural surroundings- and if this proposal were to go ahead it would result in a significantly higher property, out of keeping with the natural environment and over-dominant of its surroundings and this would also affect anyone approaching from Spittles or Timber Hill.

Mr Offord said he also had concerns with the risk of land slippage, this was ongoing and getting worse, he referred to the 2021 Local Plan, page 14 *“with further failure of the Spittles landslip and the noted drainage issues, alternative sites should be considered. Any development here must be precautionary and well assessed Environment Agency”* He also said he had suffered garden slippage, historically and Timber Hill is an area of significant risk with streams running down it and the ground freezing and thawing. Mr Offord said the proposed development was more than twice the current size with a first floor added. The increased footprint and landscaping proposals could mean taking out stabilising roots and vegetation.

Mr Offord said calling this proposal an extension was misleading and the information was not a true indicator of the situation. He said the proposal practically airbrushed his property out, it lacked detail, negated the impact on neighbours and the environment and did not give a true picture of its effects. He said the façade and materials were totally out of keeping with the area and more akin to a warehouse on an industrial estate, including a metal profiled roof. He said his property was only 7m away from No. 5 but his garden boundary was much closer at 2m. He said he would lose his main amenity and outlook from

gardens, balcony, living/dining room and also his main bedroom. He said he would lose light from overshadowing in both gardens, south and west and also the balcony. Mr Offord said his property would be over-dominated in both gardens, the balcony and living/dining rooms and office downstairs and crucially he would be overlooked from two large dormer windows, where no windows existed presently, in his main garden, balcony and living space.

Mr Offord said it was clear from what he had said and from his submission, the proposal conflicted with the 2015 Weymouth, Portland and West Dorset local plan policies ENV10 – The Landscape And Townscape Setting, ENV12 – The Design and Positioning of Buildings and ENV16, Amenity in terms of local area, neighbourhood, houses close by, the natural vista and in-keeping with the area. He asked that the committee recommend refusal on the information he had given.

1) **P/HOU/2021/04587** (Received 19 January 2022)
HOUSEHOLDER PLANNING PERMISSION

Nokes – 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

*Members recommended the application be **refused** on the grounds the property is out of keeping with existing properties in the area, the scale of the property is too big and will have a negative impact on the residential amenity of neighbouring properties.*

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

*Members recommended the application be **refused** on the grounds it is out of keeping with the existing street scene and overlooks other properties*

3) **P/FUL/2021/05737** (Received 12 January 2022)
FULL PLANNING APPLICATION

Mella – Demolish existing dwelling and replace with new dwelling – Hythe Cottage, Pine Walk, Lyme Regis, DT7 3LA

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

4) **P/LBC/2021/05763** (Received 5 January 2022)
LISTED BUILDING CONSENT

Wetherall – Replace 2 no. windows – 9 Sherborne Lane, Lyme Regis, DT7 3NY

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

- 5) **P/HOU/2022/00009** (Received 6 January 2022)
HOUSEHOLD PLANNING PERMISSION
Gallier – Installation of 12 mounted solar panels – Henleys Acre, Timber Hill, Lyme Regis, DT7 3HQ

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

- 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

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

- 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

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

- 8) **P/HOU/2022/0154** (Received 11 January 2022)
HOUSEHOLDER PLANNING PERMISSION
Gillian – Replace boundary fence with new wall and fence – Halstokc, Clappentail Lane, Lyme Regis, DT7 3LZ

*Members recommended that the application be **refused** on the grounds the application isn't accompanied by a report from a tree expert*

- 9) **P/HOU/2022/00215** (Received 11 January 2022)
HOUSEHOLDER PLANNING PERMISSION
O'Halleran – Formation of parking space – La Mouette, Hill Road, Lyme Regis, DT7 3PE

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

- 10) **P/LBC/2022/00282** (Received 13 January 2022)
LISTED BUILDING CONSENT

Puddicombe & Trott – Repair and replacement of windows at rear of property – 29 Broad Street, Lyme Regis, DT7 3QU

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

- 11) **P/LBC/2022/00307** (Received 18 January 2022)
LISTED BUILDING CONSENT
Wallner – Reslate and repair roof – Rose Hill Cottage, Silver Street, Lyme Regis, DT7 3HR

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

- 12) **P/FUL/2022/00345** (Received 25 January 2022)
LISTED BUILDING CONSENT
Doel – Erection of single storey extension and conversion of existing garage – 18 Woodroffe Meadow, Lyme Regis, DT7 3NX

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

21/60/P Amended/Additional Plans

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

21/61/P Withdrawn Applications

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

21/62/P Planning Decisions

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

21/63/P Correspondence from Dorset Council regarding planning related matters.

There was no correspondence from Dorset Council to consider at this meeting.

21/64/P Dorset Local Plan

The deputy town clerk said Dorset Council were running behind their original programme for completion of the Plan and had not yet informed local councils about its wider, strategic content, only the proposed housing allocations relevant to their individual areas. He said the proposed allocation for Lyme Regis was a modest extension of development at Woodbury Down, and this had drainage and other issues associated with it.

Cllr C Reynolds said this area had bad drainage problems and land stability issues, with all the water coming down from the top of the hill turning the area into a bog. She did not think more houses should be built on this land until these issues had been fully addressed.

Cllr B. Larcombe said it would be a matter for the developer to resolve, assuming solutions could be found.

The deputy town clerk said the report stated Dorset Council would be assessing the drainage and other concerns and the site would only be allocated if these issues could be resolved and there was a realistic likelihood of the development proceeding, i.e., the site had to be 'viable'.

Cllr C. Reynolds said if the issues could be resolved, then the site should be treated as a 'rural exception site' for the delivery of affordable homes for local people because there was a real shortage of such homes in Lyme Regis.

Members discussed the proposed allocation, the lack of any other suitable alternative sites and a range of other planning and housing related issues.

The statement from Cllr Spencer Flower, leader of Dorset council, about his representations to the Secretary of State about housing numbers and other issues associated with the plan-making process was debated, as was the letter from Dorset Deserves Better. Members felt that these letters should be simply noted given their limited relevance to Lyme Regis.

Proposed by Cllr B. Larcombe and seconded by Cllr J. Broom, members agreed to **RECOMMEND TO FULL COUNCIL** to approve the allocation of land for housing (extension of Woodbury Down) as proposed in the draft in the Dorset Local Plan only if all the drainage and slippage issues are resolved and the development provides affordable housing for local people.

The statement from Cllr Spencer Flower, leader of Dorset council, about his representations to the Secretary of State about housing numbers and other issues associated with the plan-making process and the letter from Dorset Deserves Better in response to his statement were both **NOTED**.

The meeting closed at 8.50pm.