



**John Wright
Town Clerk**

Lyme Regis Town Council

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Planning Committee

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

Notice is hereby given of a meeting of the Planning Committee to be held in the Guildhall, Bridge Street, Lyme Regis, on Tuesday 27 June 2017 commencing at 7.00pm, when the following business is proposed to be transacted:

John Wright
Town Clerk
21.06.17

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 30 May 2017 (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 30 May 2017

There are no matters arising on this agenda.

7. Update Report

To update members on issues previously reported to this committee

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 Withdrawn Applications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 regarding planning related matters

For members to be made aware of letters from West Dorset District Council relating to planning matters.

13. Dorset County Council (DCC) planning application (WD/D/17/000991), land at Lyme Regis Golf Course, Timber Hill.

To inform members about an application (WD/D/17/000991) for the modification of conditions of planning permission 1/D/13/000972 for improvements to existing golf driving range and practice area including amended scheme for the re-profiling of the playing surface through the importation and placement of uncontaminated sand, naturally occurring soils and inert waste.

14. Exempt Business

Committee: Planning

Date: 27 June 2017

Title of Report: Update Report

Purpose of Report

To update members on issues previously reported to this committee

Recommendation

That members note the report

Report

Sidmouth Road Park and Ride Planning Application

Following a meeting with the East Devon District Council (EDDC) planning officer and Dorset County Council (DCC), further information about vehicle numbers using the three main roads into Lyme was provided in support of the application.

This clearly demonstrated that about two thirds of all traffic coming to Lyme does so from the north and west via either the A3052 to the west or the Uplyme Road (B3165).

The point has also been made that all this traffic enters Lyme on the western side of the town centre with no sensible or safe option for that traffic to get to the east of the town, other than via Broad Street and Church Street.

This simply reinforces the need for a park and ride on the west side of town (as well as on the east side) to avoid large numbers of unnecessary cross-town traffic movements at the expense of increased congestion (particularly with the planned installation of the light-controlled crossing in Broad Street later this year), reduced air quality and increased risk to pedestrian safety in a town centre with very narrow footpaths, etc.

The possibility of signing traffic to the Sidmouth Road park and ride via Trinity Hill and avoiding the 'B' road through Uplyme has also been referred to; although this would require the co-operation and agreement of both the county council and Highways England.

In addition to the additional information about traffic numbers, a letter of whole-hearted support for the continuation of the park and ride at Sidmouth Road was submitted by the DCC's strategic director for economy.

The additional information has been the subject of further consultation by EDDC.

AGENDA ITEM 7

The matter was re-considered by Uplyme Parish Council on 7 June 2017 and it was decided to support the application, subject to a number of conditions about opening period and times, signage and no structures on site. All these are matters which we can work with, albeit that the signage will require the approval of others.

Uplyme Parish Council did stress it wanted to work collaboratively with the town council on matters such as this and if the application is approved and alternative signage can be agreed, then this should be an area of mutual benefit.

The East Devon planning officer has now written again raising a number of issues about the additional information provided and mooted the possibility of a further temporary permission to give sufficient time for further traffic and car parking data to be gathered to better satisfy his queries and concerns.

This approach has been responded to along the lines that any temporary permission could only be supported if it was for the remainder of this season and the whole of the 2018 season. Only this would give sufficient time to collect truly accurate, representative and up-to-date data working in conjunction with DCC and others.

The current application will be determined by EDDC later than 7 July 2017.

If the matter goes to EDDC's planning committee, representatives from this council will attend to speak in the public forum.

Any further information will be reported verbally at the meeting.

Mark Green
Deputy town clerk
June 2017

AGENDA ITEM 8

LYME REGIS TOWN COUNCIL PLANNING COMMITTEE – 27 June 2017 PLANNING APPLICATIONS RECEIVED

- 1) **WD/D/17/001124 – LISTED BUILDING CONSENT** (Received 1 June 2017)
Goodridge – Dismantle redundant chimney breast on first and second floors, and insertion of a first floor shower room in lieu of a bathroom. –21B Broad Street, Lyme Regis, DT7 3JF

- 2) **WD/D/17/001136 – FULL** (Received 7 June 2017)
Pickering – Demolition of existing detached dwelling and erection on 1 no. detached dwelling. – Squires Mead, Charmouth Road, Lyme Regis, DT7 3DP

- 3) **WD/D/17/001178 - FULL** (Received 26 May 2017)
Lyme Regis Town Council – Replacement of railings along Marine Parade Marine Parade, Lyme Regis.

- 4) **WD/D/17/001239 – LISTED BUILDING CONSENT** (Received 7 June 2017)
Mountain Warehouse - Paint existing fascia board and affix foamex letters with through light and installation of 1no. hanging sign on aluminum bracket – 22 Broad Street, Lyme Regis, DT7 3QG

- 5) **WD/D/17/001260 - ADVERTISEMENT** (Received 9 June 2017)
Mountain Warehouse – 1no. externally illuminated fascia sign and 1no. non-illuminated hanging sign – 22 Broad Street, Lyme Regis, DT7 3QG

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 27 June 2017
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/17/000003 - FULL** (Received 30 May 2017)
Williams – Single storey rear extension; rear dormer. – 6 Upper Westhill road, Lyme Regis, DT7 3ER
Approval of Planning Permission
Recommend refusal due to loss of amenity.
- 2) **WD/D/17/000504 - LISTED BUILDING CONSENT** (Received 21 May 2017)
Dorset County Council Repairs to two arch ribs and general repairs to arch intrados. – Buddle Bridge, Bridge Street, Lyme Regis.
Approval of Listed Building Consent
Recommend approval
- 3) **WD/D/17/000515 - FULL** (Received 25 May 2017)
Atherton – Remove existing conservatory and replace with single storey pitched roof extension. Erect a porch to the front of the property – Cumberland Cottage, Charmouth Road, Lyme Regis, DT7 3DW
Approval of Planning Permission
Recommend approval
- 4) **WD/D/17/000807 - LISTED BUILDING CONSENT** (Received 24 May 2017)
Sheldon – Installation of boiler flue to wall of external WC to rear elevation - Riverview, 18 Mill Green, Lyme Regis, DT7 3PH
Approval of Listed Building Consent
Recommend approval subject to the comments of the Listed Buildings Officer
- 5) **WD/D/17/000914 – FULL** (Received 30 May 2017)
Jackson – Blocking up of a door and provision of a fire escape hatch – Suva, Sidmouth Road, Lyme Regis, DT7 3EQ
Refusal of Planning Permission
Recommend approval
- 6) **WD/D/17/001148 – FULL** (Received 13 June 2017)
Bailey – Erection of single storey ancillary accommodation for private and holiday let purposes (revised scheme) – 5 Colway Rise, Colway Lane, Lyme Regis, DT7 3HJ
Approval of Planning Permission
Recommend approval

Committee: Planning

Date: 27 June 2017

Title of Report: Correspondence from West Dorset District Council regarding planning-related matters

Purpose of Report

For members to be made aware of letters from West Dorset District Council & East Devon District council relating to planning matters

Recommendation

Members note the report

Background

1. Correspondence has been received from West Dorset District Council & East Devon District Council in relation to planning issues.
2. Copies of all the letters can be viewed at the town council offices and will be brought to this Planning Committee meeting.
3. The contents are summarised in the report below.

Report

4. WD/D/17/001126 (Small House, pine Walk, Lyme Regis) – Request for confirmation of Condition 3 of planning approval WD/D/16/002681

Elaine Pawsey
Senior administrative assistant
June 2017

Committee: Planning

Date: 27 June 2017

Title of Report: Dorset County Council (DCC) planning application (WD/D/17/000991), land at Lyme Regis Golf Course, Timber Hill.

Purpose of Report

To inform members about an application (WD/D/17/000991) for the modification of conditions of planning permission 1/D/13/000972 for improvements to existing golf driving range and practice area including amended scheme for the re-profiling of the playing surface through the importation and placement of uncontaminated sand, naturally occurring soils and inert waste.

Recommendation

That members note that the town council was not consulted on the above application submitted to DCC in the usual way and decide whether they want to make comment about it, notwithstanding the expiry of the formal consultation period on 31 May 17.

Background

1. An application (1/D/13/000972) was submitted to DCC in 2013 for improvements to the existing golf driving range and practice area at Lyme Regis Golf Course, Timber Hill, including a scheme for the re-profiling of the playing surface through the importation and placement of uncontaminated sand, naturally occurring soils and inert waste.
2. That application was approved by DCC in 2014 subject to a variety of conditions; including one limiting the total tonnage of material deposited on site to 10,000 p.a. throughout the 5 year period for which the permission was granted.
3. This council considered that application at the meeting of Planning and Highways Committee held on 13 August 2013. No objection was raised but members did comment that they didn't want to see heavy works traffic travelling through Lyme Regis.

Report

4. A further application has now been submitted by the same applicant in respect of the same site but which includes an amended scheme for the re-profiling of land and an increase in the permitted tonnage of deposited material from 10,000 to 30,000 p.a.(for the same 5 year period).
5. This amended application was not received by the town council in the usual way and, as a result, the council has not commented on it by the deadline of 31 May.

AGENDA ITEM 13

6. It is understood that the amended application will not now be considered by DCC's Regulation Committee on 22 June, which means that any comments which this council may wish to make can still be taken into account.
7. Details of the application will be available at the meeting in the usual way should members want to comment on it.
8. The principal concerns appear to relate to noise, dust and the impact of the associated lorry movements.
9. The application refers to a maximum additional height of re-profiled land of approximately 2 metres spread over a considerable area. It also mentions that deposited material will normally be spread on the day of its delivery to site rather than stockpiled.
10. The maximum number of lorry movements is estimated as 30 in one day, but it is also stated that there may be none at all on some days. Based on reasonable assumptions about the size of lorry likely to be coming to site and assuming the maximum deposit of 30,000 tons p.a. then an average of 4-5 lorry movements per day appears to be likely.
11. There is no clarity within the supporting statement about the routing of lorry movements or any associated signage.

Mark Green
Deputy town clerk
June 2017