



**John Wright
Town Clerk**

Lyme Regis Town Council

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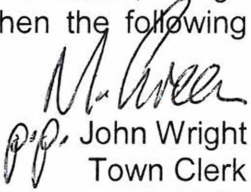
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Planning Committee

Cllr B. Larcombe (chairman), Cllr J. Broom (vice chairman), Cllr Mrs C. Reynolds, Cllr Mrs M. Ellis, Cllr D. Hallett, Cllr P Ridley, 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 12 December 2017 commencing at 7.00pm, when the following business is proposed to be transacted:


John Wright
Town Clerk
05.12.17

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 14 November 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 14 November 2017**

There are no matters arising on this agenda.

7. **Update Report**

There is no update report on this agenda.

8. **Planning Applications**

To comment on planning applications submitted as per attached list including consideration of related correspondence.

Public comment

Prior to consideration of each planning application representations will be invited from members of the public either objecting to, or in support of, the application, subject to requests having previously been notified to the chairman or town clerk.

Individuals will be permitted a maximum of three minutes each to address the committee.

9. **Amended/Additional Plans**

To consider the amended plans.

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. **The Bournemouth, Dorset and Poole Pre-Submission Draft Mineral Sites Plan Bournemouth, Dorset and Poole Pre-Submission Draft Waste Plan Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 19)**

To consult members on the production and adoption of the Bournemouth, Dorset and Poole Pre-Submission Draft Mineral Sites Plan
Bournemouth, Dorset and Poole Pre-Submission Draft Waste Plan
Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 19)

14. **Exempt Business**

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 12 DECEMBER 2017
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/17/002429 FULL** (Received 1 November 2017)
Ravenscroft – Extend existing vehicular hard standing to take 2 cars – Cliff Edge, Lyme Regis, DT7 3DH (see amended application)
- 2) **WD/D/17/002443 FULL** (Received 17 November 2017)
Ashton – Demolish existing chalet and erect a replacement – 7 Bowling Green, Lyme Regis, DT7 3LG
- 3) **WD/D/17/002565 FULL** (Received 24 November 2017)
Haskins – Removal of existing conservatory and erection of timber and double glazed garden room and associated landscaping and replacement of window to rear elevation – Alexandra Hotel, Pound Street, Lyme Regis, DT7 3HZ
- 4) **WD/D/17/002566 LISTED BUILDING CONSENT** (Received 24 November 2017)
Haskins – Removal of existing conservatory and erection of timber and double glazed garden room and associated landscaping and replacement of window to rear elevation - Alexandra Hotel, Pound Street, Lyme Regis, DT7 3HZ
- 5) **WD/D/17/002602 FULL** (Received 29 November 2017)
Rasheed – Erection of single storey front extension and alterations to driveway – Foye, Colway Lane, Lyme Regis, DT7 3BG
- 6) **WD/D/17/002604 FULL** (Received 29 November 2017)
Petitt – Demolish garage and two single storey flat roofed extension to the rear. Erect replacement garage and two storey rear extension – 5 Highcliff Road, Lyme Regis, DT7 3EW
- 7) **WD/D/17/002630 FULL** (Received 1 December 2017)
Joannidi – Erection of side extension and conversion of loft – 29 Fairfield Park, Lyme Regis, DT7 3DS
- 8) **WD/D/17/002706 FULL** (Received 5 December 2017)
Bonavia- Widen the existing dropped kerb part of driveway by 1 metre- 5 Fairfield Park, Lyme Regis, DT7 3DS

**LYME REGIS TOWN COUNCIL
PLANNING AND HIGHWAYS COMMITTEE – 12 DECEMBER 2017
AMENDED/ADDITIONAL PLANS**

- 1) WD/D/17/002429 FULL** (Received 25 November 2017)
Ravenscroft – Use of existing vehicular hard standing to take up to 2 cars (amended description) – Land for parking, East Cliff, Lyme Regis

LYME REGIS TOWN COUNCIL
 PLANNING COMMITTEE – 12 DECEMBER 2017
 PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/17/001286 – FULL** (Received 12 November 2017)
 Connell – Erect 2no. dwellings (amended scheme) – Site at 14-15 Marine Parade, Lyme Regis
Approval of planning permission
Recommend approval

- 2) **WD/D/17/001674 - FULL** (Received 21 November 2017)
 Hix Townhouse – External alteration constituting a painted sign on the East elevation of the building – 1 Pound Street, Lyme Regis, DT7 3HZ
Approval of planning permission
Recommend refusal, on the grounds that the sign is excessively large and would have a negative and overbearing impact in such a prominent location in the town centre.

- 3) **WD/D/17/001868 – LISTED BUILDING CONSENT** (Received 14 November 2017)
 Walker & Johnson - Replace rear first floor windows – 29 Coombe Street, Lyme Regis, DT7 3PP
Approval of planning permission
Recommend approval subject to the comments of the Listed Buildings Officer

- 4) **WD/D/17/001995 – FULL** (Received 20 November 2017)
 Extend the lounge to form a quiet room and new entrance porch – 43 Summerhill Road, Lyme Regis, DT7 3DT
Approval of planning permission
Recommend approval

- 5) **WD/D/17/002235 - FULL** (Received 15 November 2017)
 Olszowski – Conversion of two flats to a single dwelling unit, including internal alterations – The Garden Flat and Flat 1A St Michaels House
Approval of planning permission
Recommend approval

- 6) **WD/D/17/002380 – FULL** (Received 22 November 2017)
 Simmons – First floor extension, new conservatory, new shed – Upover, Ware Lane, Lyme Regis, DT7 3EL
Recommend approval

- 7) **WD/D/17/002402 – AMENDMENT** (Received 5 December 2017)
 Winchester Property Company Ltd- Amendment to planning approval 1/D/12/000329: re-siting of the approved garage and for the approval of the re-positioning of the main dwelling house within the plot and the slight re-sizing/re-shaping of the dwelling footprint- Land adjacent to Portland Lodge, Clappentail Lane, Lyme Regis, DT7 3LZ
Refusal of non-material amendment
LRTC made no comments on this as it was a non-material amendment

Committee: Planning

Date: 12 December 2017

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. Request for confirmation of compliance with condition 3 of planning approval WD/D/17/001773 re. application number WD/D/17/002725

Elaine Pawsey
Senior administrative assistant
December 2017

Committee: Planning

Date: 12 December 2017

Title of Report: The Bournemouth, Dorset and Poole Pre-Submission Draft Mineral Sites Plan Bournemouth, Dorset and Poole Pre-Submission Draft Waste Plan Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 19)

Purpose of Report

To consult members on the production and adoption of the Bournemouth, Dorset and Poole Pre-Submission Draft Mineral Sites Plan Bournemouth, Dorset and Poole Pre-Submission Draft Waste Plan Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 19)

Recommendation

Members consider the impact of the Plan on Lyme Regis and comment accordingly.

Background

1. Dorset County Council (DCC) is about to publish the Pre-Submission Drafts of the Mineral Sites Plan and the Waste Plan, along with accompanying evidence reports.
2. The Mineral Sites Plan identifies specific locations for sand and gravel, crushed rock, ball clay, Purbeck Stone, other building stone and a site for the provision of recycled aggregates.
3. An aggregates area of search is also proposed which will facilitate additional supply, providing certain criteria are met.
4. In addition, the Plan also proposes the allocation of the Puddletown Road Policy Area, facilitating better integrated mineral working and longer-term, improved management of mineral sites, after extraction is finished and they have been restored.
5. The Waste Plan, once adopted, will establish the vision, objectives and spatial strategy for the development of waste management facilities in Bournemouth, Dorset and Poole up to 2033.
6. The Waste Plan contains thirteen site allocations for new and improved waste management facilities to meet the needs of Bournemouth, Dorset and Poole. In addition, the Plan contains a series of detailed policies that will be used when determining future planning applications for waste development.
7. This will be the last opportunity to make representations before the Plans are submitted to the Secretary of State for Communities and Local

Government, during early 2018, and subsequent independent examination takes place.

8. Dorset County Council state that consultees should only comment on whether or not they consider the plan to be sound (positively prepared, justified, effective and consistent with national policy) or legally compliant as these are the matters which the inspector will consider at the examination. Further guidance is available on their website (www.dorsetforyou.com/mwdf).
9. The consultation period started on 1 December 2017 and ends at 5pm on 31 January 2018. Because this is a statutory consultation stage, **late representations cannot be accepted**.
10. After 31 January, the County Council will submit the Mineral Sites Plan and Waste Plan (together with supporting documents all representations received, to the Secretary of State.
11. The examination into both Plans is expected to take place during May/June 2018. The examination will be carried out by an independent Planning Inspector appointed by the Secretary of State.
12. The Inspector may request persons making representations to attend the examination. Written and oral representations carry the same weight and will be given equal consideration by the Inspector in the examination process.

Report

13. The Plans and supporting documents run to many hundreds of pages and contain only one specific reference to Lyme Regis; then only in the spatial context of the Plans and their inclusion of the Jurassic Coast World Heritage Site. Full details can be viewed at: <https://www.dorsetforyou.gov.uk/waste-plan>
14. None of the proposed new sites impact on Lyme Regis in any obvious direct way and the existing recycling/waste transfer sites on which Lyme relies are retained/protected/earmarked for expansion.
15. The Plans also set out wider strategic aims and objectives for minerals and waste; including proposals for recycling which could, ultimately, affect the type of waste or the way in which or the frequency with which waste is collected and processed.
16. Having regard to the limited direct impact on Lyme and the restricted grounds for commenting at this stage, it is suggested that members simply note the consultation and make no further comments.
17. Any recommendations from this committee would normally be considered by Full Council at its meeting on 14 February 2018. Having regard to the deadline for comments on the Plan, this committee's

AGENDA ITEM 13

views will be submitted to DCC by 31 January 2018 and approved retrospectively.

Mark Green
Deputy Town Clerk
December 2017