

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 14 NOVEMBER 2017**

Present:

Members: Cllr B. Larcombe (Chairman), Cllr Mrs M. Ellis, Cllr Mrs. C. Reynolds, Cllr G. Turner and Cllr S. Williams

Officers: Mark Green (deputy town clerk)

17/74/P Public Forum

Mr J. Smith, the owner of Satori, View Road, Lyme Regis, was in attendance to address the committee in relation to applications WD/D/17/002387 and WD/D/002388 (Beau Sejour, View Road). The chairman agreed that he should make his representations immediately preceding the committee's consideration of the applications and that he intended to vary the published order of business to bring forward consideration of the applications.

17/75/P Apologies

Apologies for absence were received from Cllr J. Broom, Cllr D. Hallett and Cllr P. Ridley.

17/76/P Minutes

Proposed by Cllr G. Turner and seconded by Cllr S. Williams, the minutes of the meeting held on 17 October 2017, were **ADOPTED** without amendment.

17/77/P Disclosable Pecuniary Interests

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

17/78/P Dispensations

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

17/79/P Matters arising from the minutes of the meeting held on 17 October 2017

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

17/80/P Update Report

There were no matters to be updated at this meeting.

17/81/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.

Having regard to the attendance of one member of the public for applications WD/D/17/002387 and WD/D/002388 (Beau Sejour, View Road), the chairman agreed that those two applications should be considered first.

Mr J. Smith explained that he was the owner and full-time occupier of Satori (formerly Cranbrook), View Road which directly adjoined Beau Sejour and was one of two properties most impacted by the proposed developments.

He explained his background as a former planning officer and as a chartered surveyor and emphasised that he was not opposed to any/all redevelopment of the existing site; which was an undoubted eyesore at present.

He gave his qualified support to application WD/D/17/002387 because it presented an improved street scene to View Road, involved no loss of light to his property and incorporated the entire site in one comprehensive development. He did, however, have serious concerns about the two-storey dwelling proposed for 'Plot 3' because it was within 1m of his boundary, 'towered' above his land and, having regard to its aspect, would cut out all sunlight to his garden. He suggested that this dwelling be reduced to single-storey, on which basis, he could fully support the application, subject to an updated geotechnical survey being undertaken.

He was opposed to application WD/D/002388 because it involved a larger footprint to the rear than the previously permitted (lapsed) scheme and would adversely impact on his legal rights to light. It could also not be implemented without a Party Wall Agreement with him. He suggested that the proposal represented a significant overdevelopment of the site. He noted the applicant's comments that the larger footprint was required to meet new national space standards but felt that this issue could easily be addressed by reducing the number of flats; always assuming that the planning authority had adopted the new standards in the first place.

He asked that the town council recommend refusal of this application as it had done to the previous application in 2012.

- 1) **WD/D/17/002387 – FULL** (Received 4 November 2017)
Stephen Moss Developments – Demolish existing house and erect 4. no detached dwellings with associated access, parking and amenity space – Beau Sejour, View Road, Lyme Regis, DT7 3AA

Members noted the neighbour concerns about the two-storey dwelling proposed for 'Plot 3' but felt that this was not sufficient grounds to recommend refusal of the application as submitted. Members recommended that the application be approved.

- 2) **WD/D/17/002388 – FULL** (Received 2 November 2017)
Stephen Moss Developments – Demolish existing house and erect development of 6 flats with associated parking and amenity space – Beau Sejour, View Road, Lyme Regis, DT7 3AA

Members recommended that the application should be refused because the proposed development involves an extended footprint to the rear and represents an overdevelopment of the site which involves a loss of amenity and privacy to neighbouring properties.

- 3) **WD/D/17/001995 – FULL** (Received 19 October 2017)
Stickler – Extend the lounge to form a quiet room and new entrance porch – 43 Summerhill Road, Lyme Regis, DT7 3DT

Members recommended that the application be approved.

- 4) **WD/D/17/002235 – FULL** (Received 12 October 2017)
Olszowski – Conversion of two flats to a single dwelling unit, including internal alterations – The Garden Flat and Flat 1A, St Michaels House, Pound Street, Lyme Regis, DT7 3HY

Members recommended that the application be approved.

- 5) **WD/D/17/002257 - ADVERTISEMENT** (Received 20 October 2017)
Morgan – Replacement of existing signage – 8A Broad Street, Lyme Regis, DT7 3QD

Members recommended that the application be approved.

- 6) **WD/D/17/002306 – LISTED BUILDING CONSENT** (Received 25 October 2017)
Swanton – External works – 7 Cobb Road, Lyme Regis, DT7 3JU

Members recommended that the application be approved.

- 7) **WD/D/17/002380 - FULL** (Received 14 October 2017)
Simmons – First floor extension, new conservatory, new shed – Upover, Ware Lane, Lyme Regis, DT7 3EL

Members recommended that the application be approved.

- 8) **WD/D/17/002423 – FULL** (Received 4 November 2017)
Rook – Remove window and insert doors to be used as fire escape – Lyme Regis Sailing Club, Marine Parade, Lyme Regis, DT7 3JS

Members were concerned that the proposal involved the demolition of a section of Listed wall but recommended that the application be approved subject to the comments of the Conservation Officer.

- 9) **WD/D/17/002540 – LISTED BUILDING CONSENT** (Received 20 October 2017)
Morgan – Redecoration of shop front – 8A Broad Street, Lyme Regis, DT7 3QD

Members recommended that the application be approved.

17/82/P Amended/Additional Plans

After reviewing the submitted details, the amended plans were **NOTED**.

17/83/P Withdrawn Applications

The withdrawn applications were **NOTED**.

17/84/P Planning Decisions

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

17/85/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters

The correspondence from West Dorset District and Dorset County Councils was **NOTED**.

The meeting closed at 8.15 pm