

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 18 SEPTEMBER 2018**

Present:

Members: Cllr B. Larcombe (chairman), Cllr J Broom, Cllr Mrs M. Ellis, Cllr D.Hallett, Cllr J. Scowen, Cllr G. Turner and Cllr S. Williams

Officers: John Wright (town clerk)

Absent: Cllr P. Ridley

18/52/P Public Forum

Lorna Jenkin, Woodmead Road, asked why the council hadn't sought input to the preferred options consultation. She asked if the resolutions the committee would make reflected council policy and said decisions made could create difficulties for the Community Land Trust (CLT).

Wendy Davies (Blue Waters Drive) reiterated that any affordable element of new housing should be developed by the CLT, there should be a principal occupancy requirement and existing proposals had a visible impact on an Area of Outstanding Natural Beauty.

Zoe Patrick, Woodberry Down Way, shared Wendy Davies' concerns and wanted to understand the council's position on these points.

Cllr S. Williams asked if the CLT had any additional land at Timber Hill. Launa Jenkin said the CLT had no other land at Timber Hill.

18/53/P Apologies

Apologies for absence were given by Cllr Mrs C. Reynolds.

18/54/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr G. Turner, the minutes of the meeting held on 21 August 2018 were **ADOPTED** without amendment.

18/55/P Disclosable Pecuniary Interests

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

18/56/P Dispensations

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

18/57/P Matters arising from the minutes of the meeting held on 26 June 2018

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

18/58/P Update Report

There were no matters to be updated at this meeting.

18/59/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.

- 1) WD/D/18/001406-LBC** (Received 30 August 2018)
Hamlin – Replacement of fixed window with sliding opening window – The Alcove, Marine Parade, Lyme Regis, DT7 3JE

*Members recommended that the application should be **approved** subject to a condition that there will be no food or other retail sales through the window.*

- 2) WD/D/18/001620-LBCO** (Received 23 August 2018)
Helston – Demolition of existing rear extension and two garages. Erection of extension and garage: replacement of windows to existing dwelling – Ware Corner, Ware Lane, Lyme Regis, DT7 3EL

*Members recommended that the application should be **approved**.*

- 3) WD/D/18/001679-FULL** (Received 19 August 2018)
Bristow – Demolition of porch, erection of replacement porch and alterations – Overcombe Lodge, Clappentail Lane, Lyme Regis, DT7 3LZ

*Members recommended that the application should be **approved**.*

- 4) WD/D/18/001765-FULL** (Received 5 September 2018)
Simpson – Form parking space in rear garden accessed from Charmouth Road – 29 Summerhill Road, Lyme Regis, DT7 3DT

*Members recommended that the application should be **refused** on the grounds that there were significant highway concerns because of the*

proximity of the access to a passing place/layby and to the narrow width of the carriageway.

5) WD/D/18/001799-FULL (Received 9 September 2018)
Allen – Demolition and erection of garage – Lamorna, Uplyme Road, Lyme Regis, DT7 3LP

*Members recommended that the application should be **refused** on the grounds that there would be a negative impact on the street scene, an adverse impact on the amenities of neighbouring properties and because of the proximity of the pavement and overdevelopment of the site. The council also believes that details contained in the application are inaccurate.*

6) WD/D/18/1815-FULL (Received 23 August 2018)
Helston – Demolition of existing single storey extension to the rear of the house and two “Woolaway” concrete panel garages to the side: erect new extension and new garage – Ware Corner, Ware Lane, Lyme Regis, DT7 3EL

*Members recommended that the application should be **approved**.*

18/60/P Amended/Additional Plans

There were no amended plans to be considered at this meeting. **NOTED**

18/61/P Withdrawn Applications

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

18/62/P Planning Decisions

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

18/63/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters

The correspondence from West Dorset District Council was **NOTED**.

18/64/P Review of the West Dorset, Weymouth and Portland Local Plan-Preferred Options Consultation

Cllr B. Larcombe said the public had had the opportunity to present their views on the preferred options consultation to West Dorset District Council at a meeting held at Woodmead Halls on 10 September 2018.

Cllr B. Larcombe emphasised the council’s proposals to the initial issues and options consultation had been submitted following an extraordinary

meeting of the Planning Committee on 14 March 2017. The purpose of that meeting was to invite comment from the public. That meeting had been well attended and the views of those who attended had been incorporated in to the council's response.

Cllr B. Larcombe added at this stage of the process there was little scope for substantive amendment.

Cllr Mrs M. Ellis said she supported a principal occupancy condition on all new housing.

Cllr J. Broom said the impact of the condition would be limited due to the low volume of new housing in the future.

Cllr D. Hallett said Strawberry Field should be for sport. Cllr B. Larcombe said Strawberry Fields was outside the Local Plan but could be an exception site.

Cllr Mrs M. Ellis stressed the importance of cross-border working and confirmed Haye Farm was designated green belt.

Cllr S. Williams asked about the possibility of social housing at the area off Colway Lane, above Queens Walk.

Proposed by Cllr J. Broom, seconded by Cllr. Graham Turner, members re-affirmed the council's position on the Local Plan which was approved following consideration at an extraordinary meeting of the Planning Committee on 14 March 2017. Members also noted that the deadline for comments was imminent and that any recommendation to Full Council would, therefore, be retrospective. Members also agreed the council should consider policies on principal occupancy and community use.

The meeting closed at 7.47pm.