



John Wright
Town Clerk

Lyme Regis Town Council

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Lyme Regis
Dorset
DT7 3BS

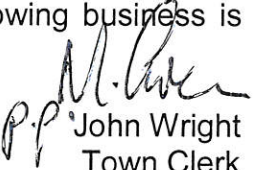
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Planning Committee

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 6 February 2018 commencing at 7.00pm, when the following business is proposed to be transacted:


John Wright
Town Clerk
31.01.18

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 9 January 2018 (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 9 January 2018**

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**

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**

To make members aware of correspondence from WDDC & DCC about planning matters

13. **Dorset Retail Needs Assessment**

To inform members about progress with the Dorset Retail Needs Assessment which is being undertaken as part of the Local Plan review process

14. **To inform members about the planned 'refresh' of the Dorset AONB Management Plan**

Members note the intention to refresh the Dorset AONB Management Plan and decide whether it wants to nominate 2-3 councillors to attend the planned consultation events.

15. **Exempt Business**

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 9 JANUARY 2018**

Present:

Members: Cllr B. Larcombe (Chairman), Cllr J Broom, Cllr Mrs M. Ellis, Cllr D. Hallett, Cllr P. Ridley and Cllr G. Turner.

Officers: Mark Green (deputy town clerk)

17/98/P Public Forum

No members of the public were in attendance for the business of this meeting.

17/99/P Apologies

Apologies for absence were received from Cllr Mrs. C. Reynolds and Cllr S. Williams.

17/100/P Minutes

Proposed by Cllr J Broom and seconded by Cllr G. Turner, the minutes of the meeting held on 12 December 2017, were **ADOPTED** without amendment.

17/101/P Disclosable Pecuniary Interests

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

17/102/P Dispensations

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

17/103/P Matters arising from the minutes of the meeting held on 12 December 2017

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

17/104/P Update Report

There were no matters to be updated at this meeting.

17/105/P Planning Applications

Planning applications were considered in accordance with the details circulated.

AGENDA ITEM 3

The chairman introduced each planning application in turn and invited the views of members.

- 1) **WD/D/17/002485-FULL** (Received 6 December 2017)
Wootton – Erection of two storey side/rear extension – 36 North Avenue, Lyme Regis, DT7 3AY.

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

- 2) **WD/D/17/002539-FULL** (Received 9 December 2017)
Pennington – Erection of a timber garden room – 5 St Andrews Meadow, Lyme Regis, DT7 3NS.

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

- 3) **WD/D/17/002703-Certificate of Lawfulness** (Received 7 December 2017)
Bohane – Demolition of conservatory and erection of rear extension – 3 St Andrews Meadow, Lyme Regis, DT7 3NS.

*Members **NOTED** the application.*

- 4) **WD/D/17/002749-FULL** (Received 15 December 2017)
House – Erection of first floor rear extension. Rebuild front bay and underpin front walls – 2 Hillside, Cobb Road, Lyme Regis, DT7 3JS.

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

- 5) **WD/D/17/002750-LBC** (Received 15 December 2017)
House – Erection of first floor rear extensions. Rebuild front bay. Underpin front walls and minor internal alterations. – 2 Hillside, Cobb Road, Lyme Regis, DT7 3JS.

The chairman referred to the historic practice of the council qualifying its comments on applications for Listed Building Consent with the words 'subject to the comments of the Conservation Officer'. This was confusing to everyone and left uncertain the town council's position in the event that the Conservation Officer subsequently disagreed with the views of the town council. It was agreed that, in future, the town council would simply give its unqualified views on such applications.

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

17/106/P Amended/Additional Plans

There were no amended or additional plans.

17/107/P Withdrawn Applications

There were no withdrawn applications.

17/108/P Planning Decisions

The deputy town clerk reported that, in relation to application WD/D/17/002086 (Harbour Heights), surface water was being disposed off to mains drains, not the soakaway which had been indicated on the application form.

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

17/109/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters

There was no correspondence from either West Dorset District or Dorset County Councils to be consider at this meeting.

The meeting closed at 7.21 pm

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 6 FEBRUARY 2018
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/17/002770 FULL** (Received 12 January 2018)
Green – Conversion of one 2.no bed flat with loft to one 1.no bed flat and one 2.no bed flat – Flat 1, Skagen Lodge, View Road, Lyme Regis, DT7 3AA
- 2) **WD/D/17/002801 VARIATION OF CONDITION** (Received 10 January 2018)
Pickering – Demolition of existing detached dwelling & erection of 1no. detached dwelling – (variation of condition 1 of planning permission ref: WD/D/17/001136, amended plans for addition of attic room, dormer windows and additional area of PV) – Squires Mead, Charmouth Road, Lyme Regis, DT7 3DP.
- 3) **WD/D/17/002871 FULL** (Received 17 January 2018)
Toates – Erection of single storey rear extension – Maybrook, 6 Springhill, Haye Lane, Lyme Regis, DT7 3NH
- 4) **WD/D/17/002895 VARIATION OF CONDITION** (Received 23 January 2018)
Tidalstone Ltd – Proposed refurbishment and remodeling of the existing house and flat building to create 2 houses, and erection of 1 new house – creating 3 new dwellings in total (variation of condition 1 of planning permission WD/D/16/001997 – amended plans).. – 14 Somerfields, Lyme Regis, DT7 3EZ
- 5) **WD/D/17/002907 VARIATION OF CONDITION** (Received 24 January 2018)
Tan – Erection of 4 no. dwellings (variation of condition 2 of planning permission WD/D/17/00697 – revised design and construction) – Shire House, Sidmouth Road, Lyme Regis, DT7 3ES
- 6) **WD/D/17/002912 FULL** (Received 27 January 2018)
Cooper Brigg Clarkes Ltd – Alterations to façade of building – By The Bay Restaurant, Marine Parade, Lyme Regis, DT7 3JH

**LYME REGIS TOWN COUNCIL
PLANNING AND HIGHWAYS COMMITTEE – 6 FEBRUARY 2018
AMENDED/ADDITIONAL PLANS**

1) WD/D/17/001847 FULL

(Received 10 January 2018)

Prince – Demolish sub-standard single storey rear extension and erect single storey rear extension – 10 Church Street, Lyme Regis DT7 3BS

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 6 FEBRUARY 2018
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/17/001847 FULL** (Received 29 January 2018)
Prince – Demolish sub-standard single storey rear extension and erect single storey rear extension – 10 Church Street, Lyme Regis, DT7 3BS
Approval of Planning Permission
Recommend approval
- 2) **WD/D/17/001848 LISTED BUILDING CONSENT** (Received 29 January 2018)
Prince – Demolish sub-standard single storey rear extension and erect single storey rear extension of similar size – 10 Church Street, Lyme Regis, DT7 3BS
Approval of Listed Building Consent
Recommend approval subject to the comments of the Listed Buildings Officer
- 3) **WD/D/17/002539 – FULL** (Received 17 January 2018)
Pennington – Erection of a timber garden room – 5 St Andrews Meadow, Lyme Regis, DT7 3NS
Approval of planning permission
Recommend approval
- 4) **WD/D/17/002429 - FULL** (Received 25 January 2018)
Ravenscroft – Use of existing vehicular hard standing to take up to 2 cars (amended description) – Land for parking, East Cliff, Lyme Regis
Approval of planning permission
Recommend approval
- 5) **WD/D/17/00256 – FULL** (Received 25 January 2018)
Haskins – Removal of existing conservatory and erection of timber and double glazed garden room and associated landscaping replacement of window to rear elevation – Alexandra Hotel, Pound Street, Lyme Regis, DT7 3HZ
Approval of planning permission
Recommend approval
- 6) **WD/D/17/002566 – LISTED BUILDING CONSENT** (Received 25 January 2018)
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
Approval of Listed Building Consent
Recommend approval, subject to the comments of the Listed Buildings Officer
- 7) **WD/D/17/002706 - FULL** (Received 12 January 2018)
Bonavia – Widen the existing dropped kerb part of driveway by 1 meter 5 Fairfield Park, Lyme Regis, Dt7 3DS
Approval of planning permission

Recommend approval

- 8) **WD/D/17/002889 – NON MATERIAL AMENDMENT** (Received 21 January 2018)
Barrett – Non material amendment to application WD/D/15/000676 – Adding a small Velux roof window in the west elevation – 15 Clappentail Park, Lyme Regis, DT7 3QD
Grant of Non Material Amendment

Committee: Planning

Date: 6 February 2018

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 correspondence 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. Certificate of Lawful Use or Development certified for 3 St Andrews Meadow, Lyme Regis, DT7 3NS

Elaine Pawsey
Senior administrative assistant
February 2018

Committee: Planning

Date: 6 February 2018

Title of Report: Dorset Retail Needs Assessment

Purpose of Report

To inform members about progress with the Dorset Retail Needs Assessment which is being undertaken as part of the Local Plan review process.

Recommendation

Members note the progress with the Dorset Retail Needs Assessment which is being undertaken as part of the Local Plan review process.

Background

1. The Dorset Councils Partnership local planning authorities commissioned consultants Carter Jonas to carry out a retail needs assessment as part of the local plan review process.
2. The assessment covers the whole of Dorset and includes an analysis of the strengths and weaknesses of each retail centre, i.e., a so-called 'health check'.
3. Retail 'need' is broadly based on the planned level of housing growth and the additional retail 'spend' which this is calculated to generate. It does not necessarily indicate consumer demand and neither is it an indication of retailer/ developer/investor 'desire'.
4. It is entirely possible for the assessment to indicate a level of 'need' which is totally out of step with retailer sentiment or demand.

Report

5. The draft assessment is attached as **appendix 13a**.
6. The strengths and weaknesses identified in respect of Lyme Regis are reproduced below:

Strengths

- Characterised by distinctive coastal setting
- Above national average proportion of non-food stores (40.5% vs 31.1%)
- National retailers appropriate for centre's role as a seaside visitor destination- Joules, Seasalt, Mountain Warehouse
- Key tourist destination
- Good range of leisure services
- Low vacancy rate (6.6% vs 11.2%)

- Appropriate visitor offer for the size and role of the town centre
- Weaknesses
- Lack of major food store within the centre- Lyme Regis currently serving a 'top-up' shopping role
 - Tightly bound town centre limits any potential new development
 - Non-food goods stores caters predominately for tourist market rather than local residents
 - No retail banks- only one cash machine
 - Poor pedestrian/vehicle accessibility- narrow pavements/roads
7. The overall conclusion is that Lyme Regis 'needs' only modest additional retail capacity for the period to 2036.
 8. This ignores the comment in 6. above that Lyme lacks a major food store. 'Major' in the context of Lyme would mean a modest store of probably no more than 1,000-1,500m² , i.e., a store sufficiently large that local residents and others would no longer need to travel to another settlement to undertake their major weekly food shop if they did not want to. The benefit of such a store being that it could 'capture' more local spend more locally.
 9. This issue has not been addressed in the report because of the perceived lack of a suitable site in Lyme Regis. The consultants have indicated, however, that they might be willing to look again at this particular issue if the local view was that it should be further investigated.
 10. Any recommendations from this committee will be considered by Full Council at its meeting on 14 February 2018.

Mark Green
Deputy Town Clerk
January 2018

**North Dorset District Council,
West Dorset District Council and
Weymouth & Portland Borough Council:**

Joint Town Centres and Retail Study 2018

Stakeholder Workshop
9th January 2018

Carter Jonas

Scope of Study

- Identify shopping patterns and leisure preferences for the three Council areas
- Assess the 'health' of the main town centres
- Assess need for new retail floorspace and leisure uses to 2036
- Advice on retail policy including:
 - Define shopping frontages / primary shopping area
 - Identify floorspace thresholds for assessing retail impact
 - Identifying potential sites to accommodate needs for new retail floorspace and leisure uses

Why is this study needed?

To prepare a robust retail evidence base compliant with national policy and guidance to help inform and guide plan making and development management decisions over plan period.

The NPPF (para 23) states that:

*"Local Planning Authorities should undertake an assessment of need ... [and] ... It is important that retail [and other town centre use] needs **are met in full...**"*



Study Methodology

1. REVIEW OF POLICY AND RETAIL/TOWN
CENTRE TRENDS

2. STUDY AREA DEFINITION & SPEND PROFILE

3. HOUSEHOLD TELEPHONE SURVEY/ IN-
CENTRE/ BUSINESS SURVEY

4. CENTRE HEALTH CHECKS

5. RETAIL CAPACITY & LEISURE NEEDS
ASSESSMENT

6. ACCOMMODATING NEW RETAIL
FLOORSPACE & LEISURE USES

7. RECOMMENDATIONS

CONSULTATION



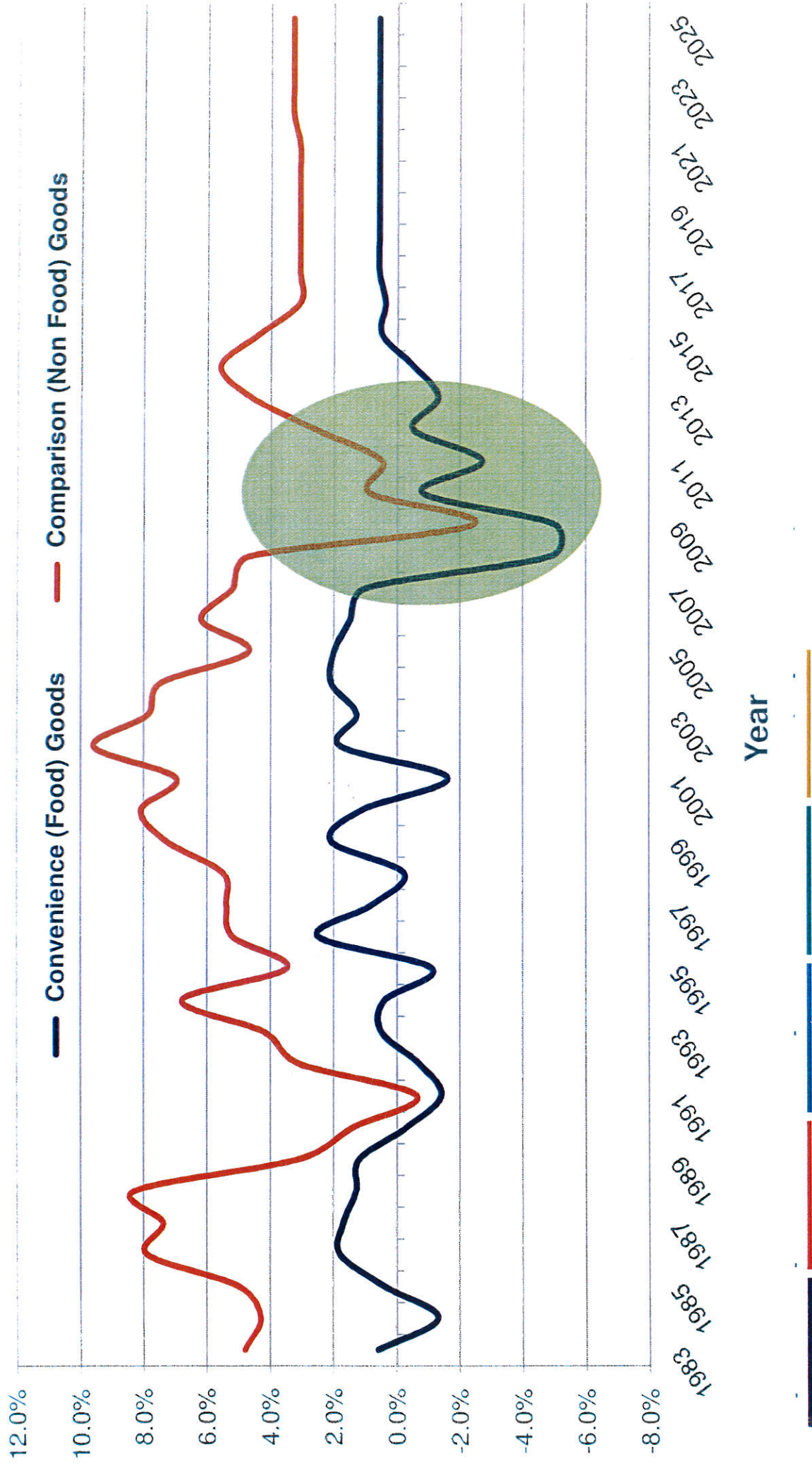
Retail Casualties: 2007 - 2016

Number of stores and jobs affected by retail failures/restructurings/impact of internet, etc

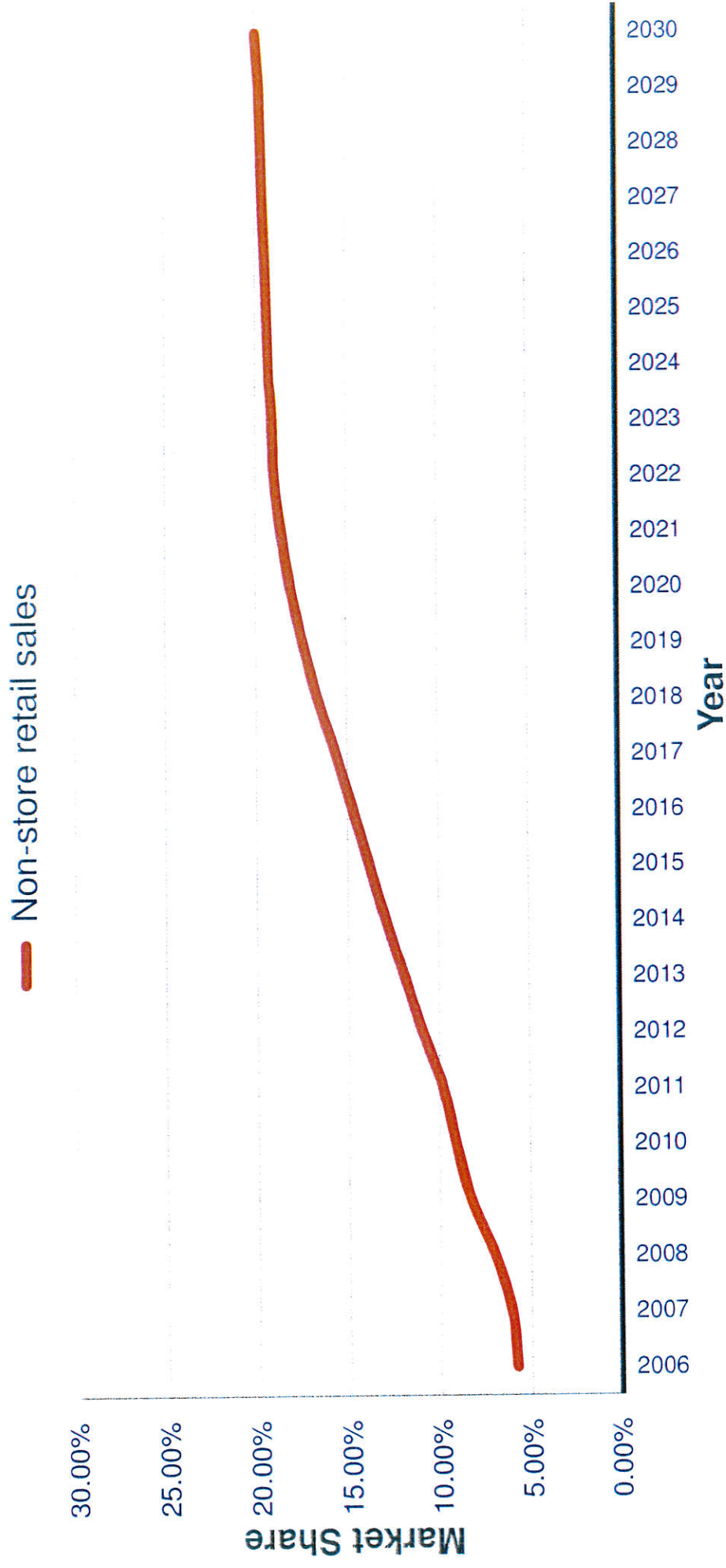


Source: Centre for Retail Research

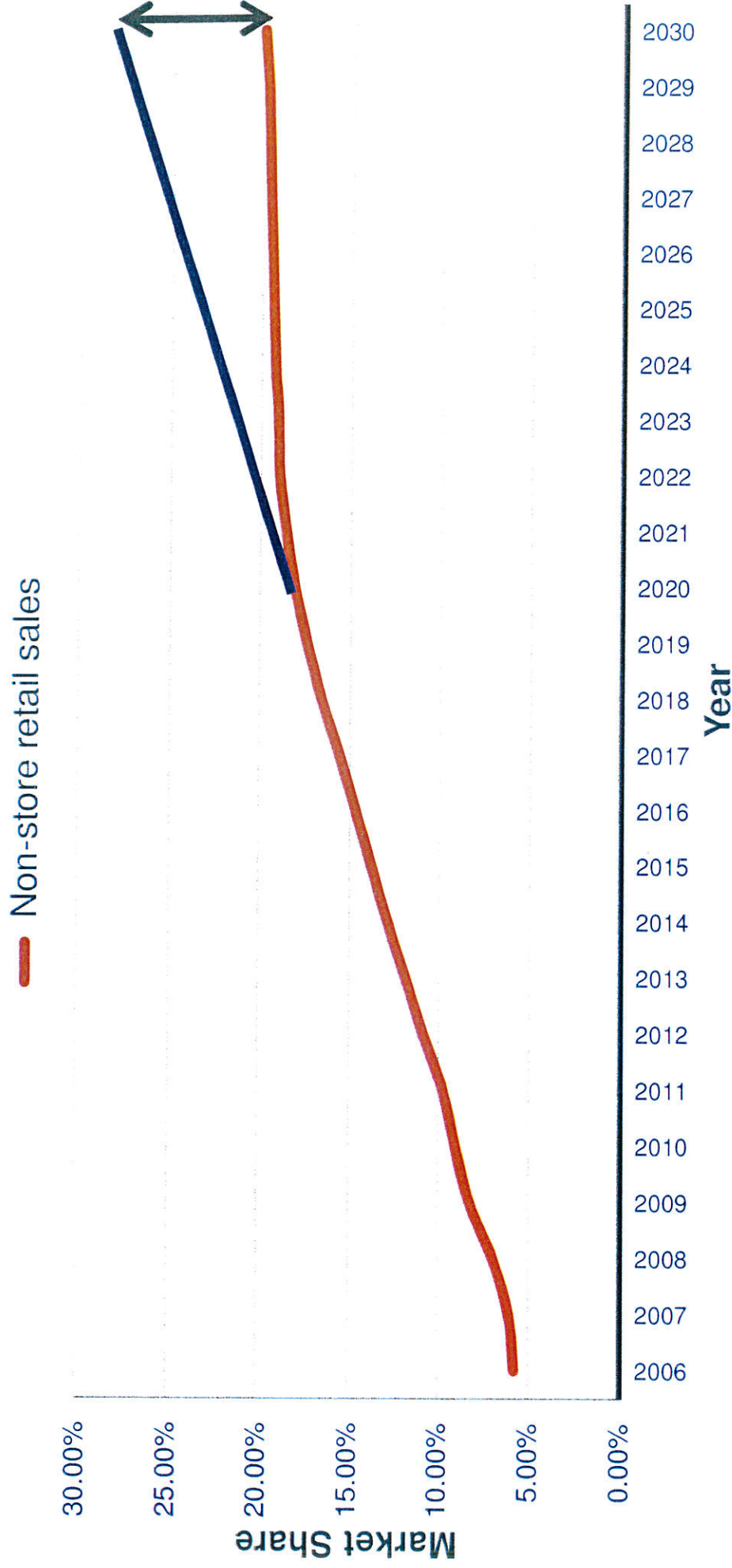
Retail Expenditure Growth



Growth of Internet Shopping

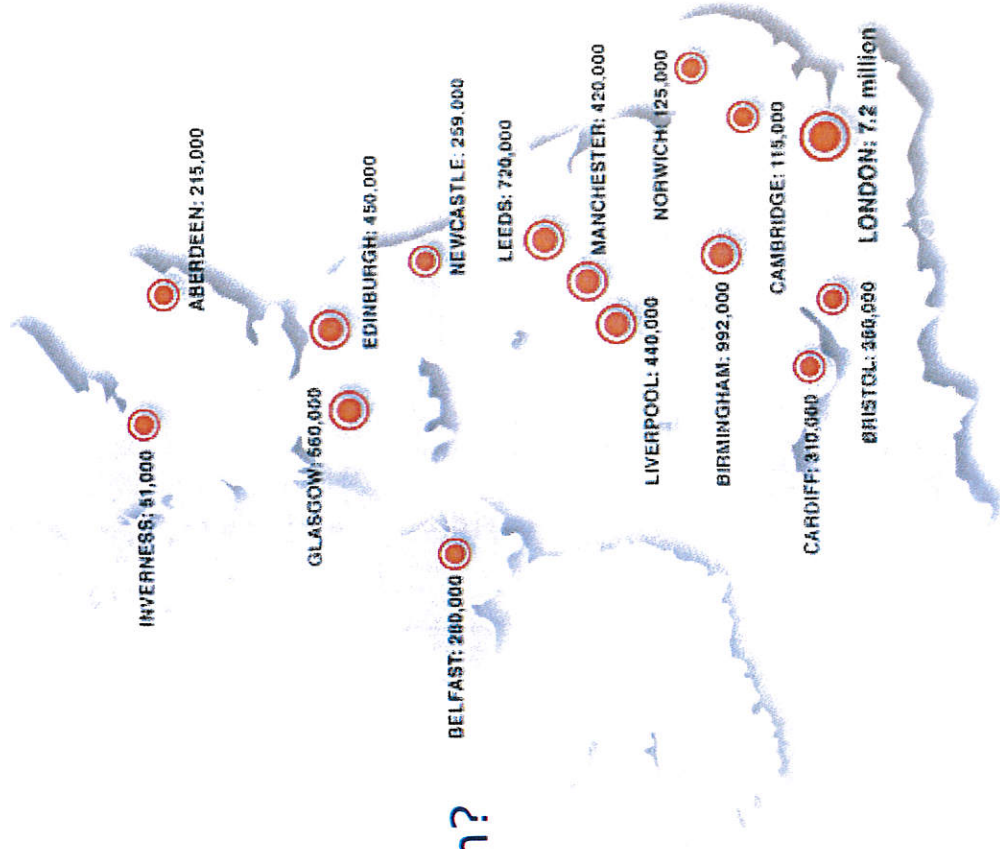


Growth of Internet Shopping



The Challenges Facing the UK's Town Centres

- High Streets losing customers and sales to internet and out-of-centre schemes.
- Over spaced retailers – end of leases
- High & rising vacancies
- Difficult to let space in town centres
- End of the line for foodstore-led regeneration?
- Polarisation:
 - North v South
 - Prime v Secondary centres
 - Primary v Secondary Frontages



Study Methodology

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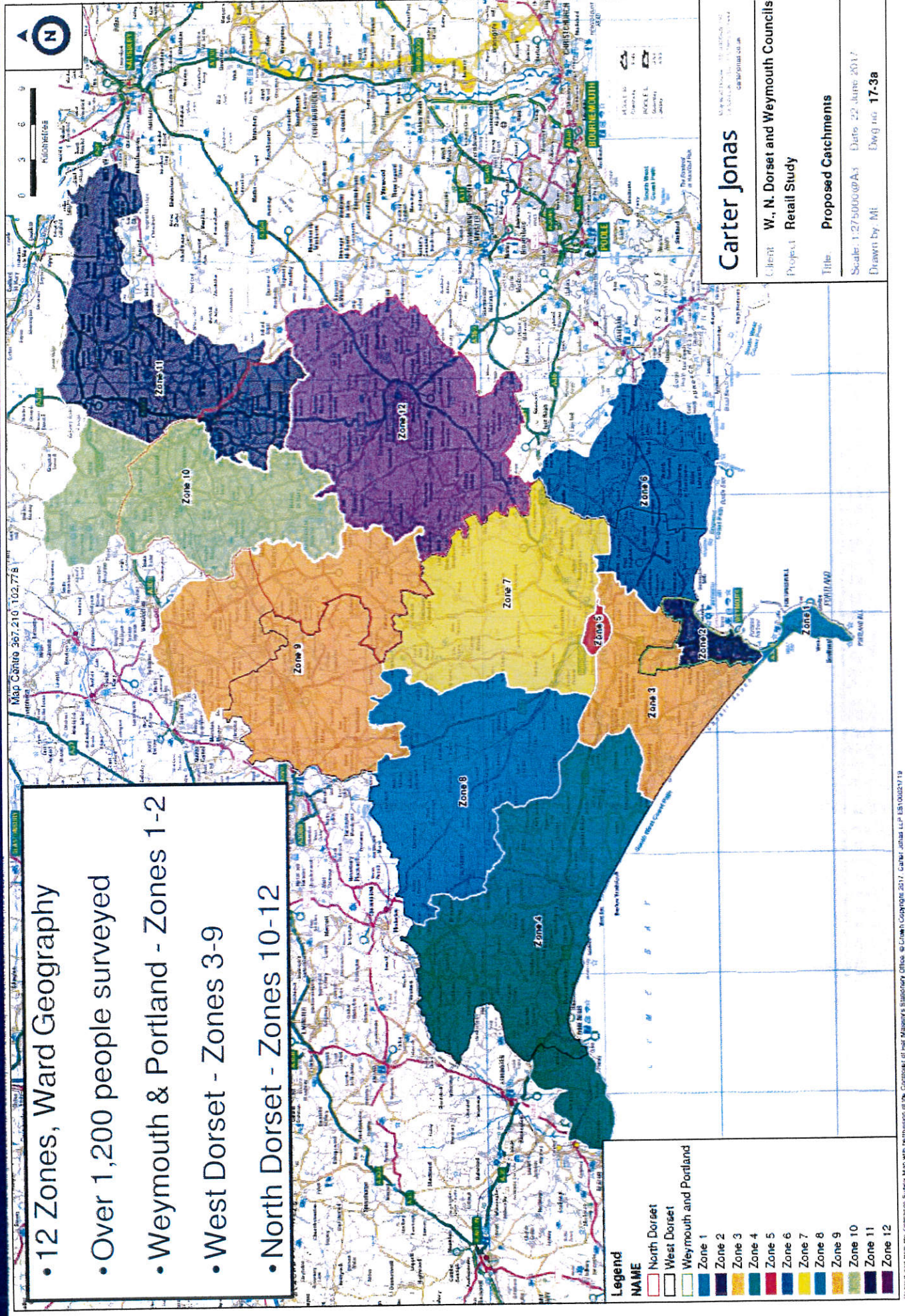
7. RECOMMENDATIONS

CONSULTATION



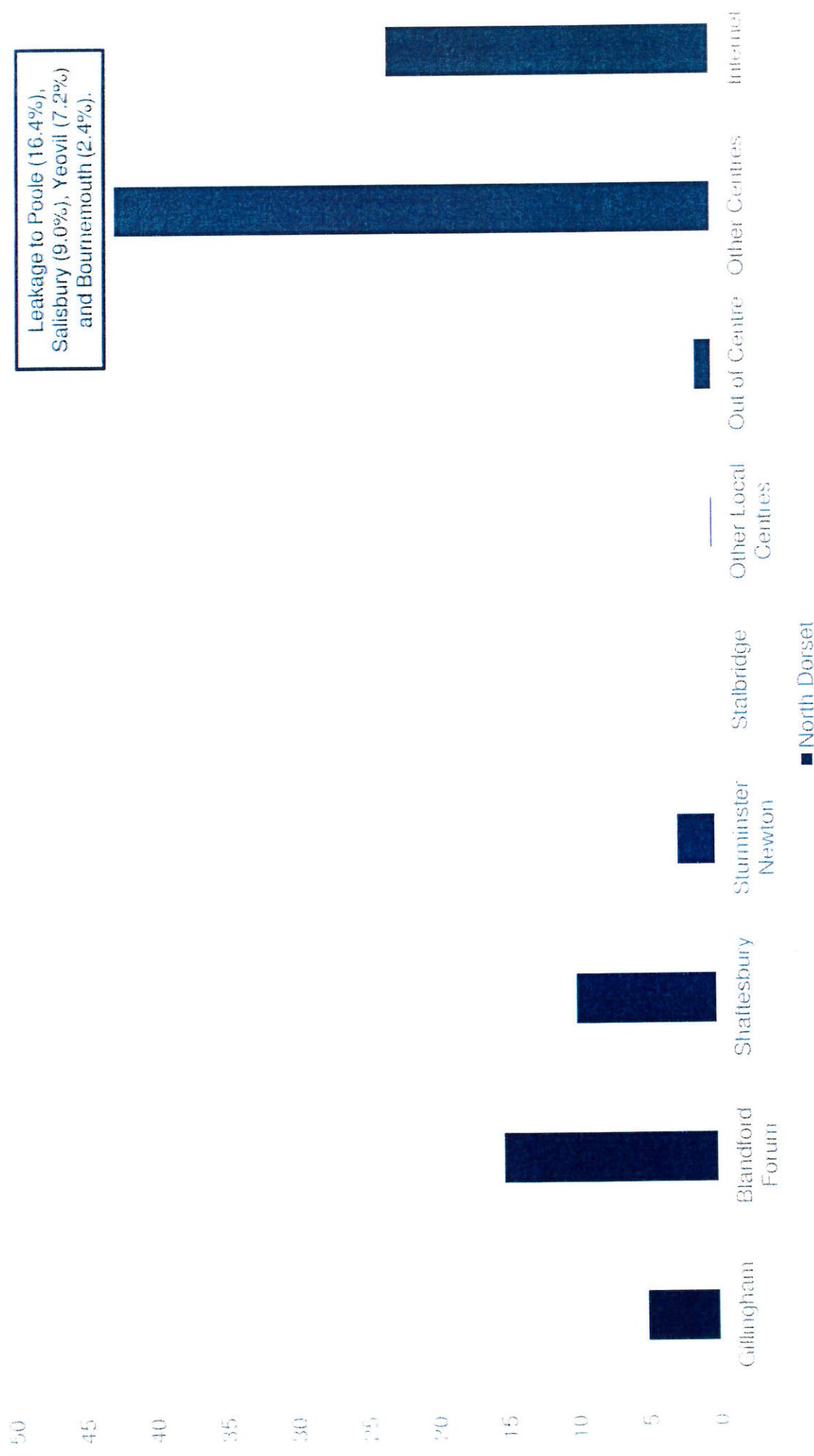
Study Area and Zones

- 12 Zones, Ward Geography
- Over 1,200 people surveyed
- Weymouth & Portland - Zones 1-2
- West Dorset - Zones 3-9
- North Dorset - Zones 10-12



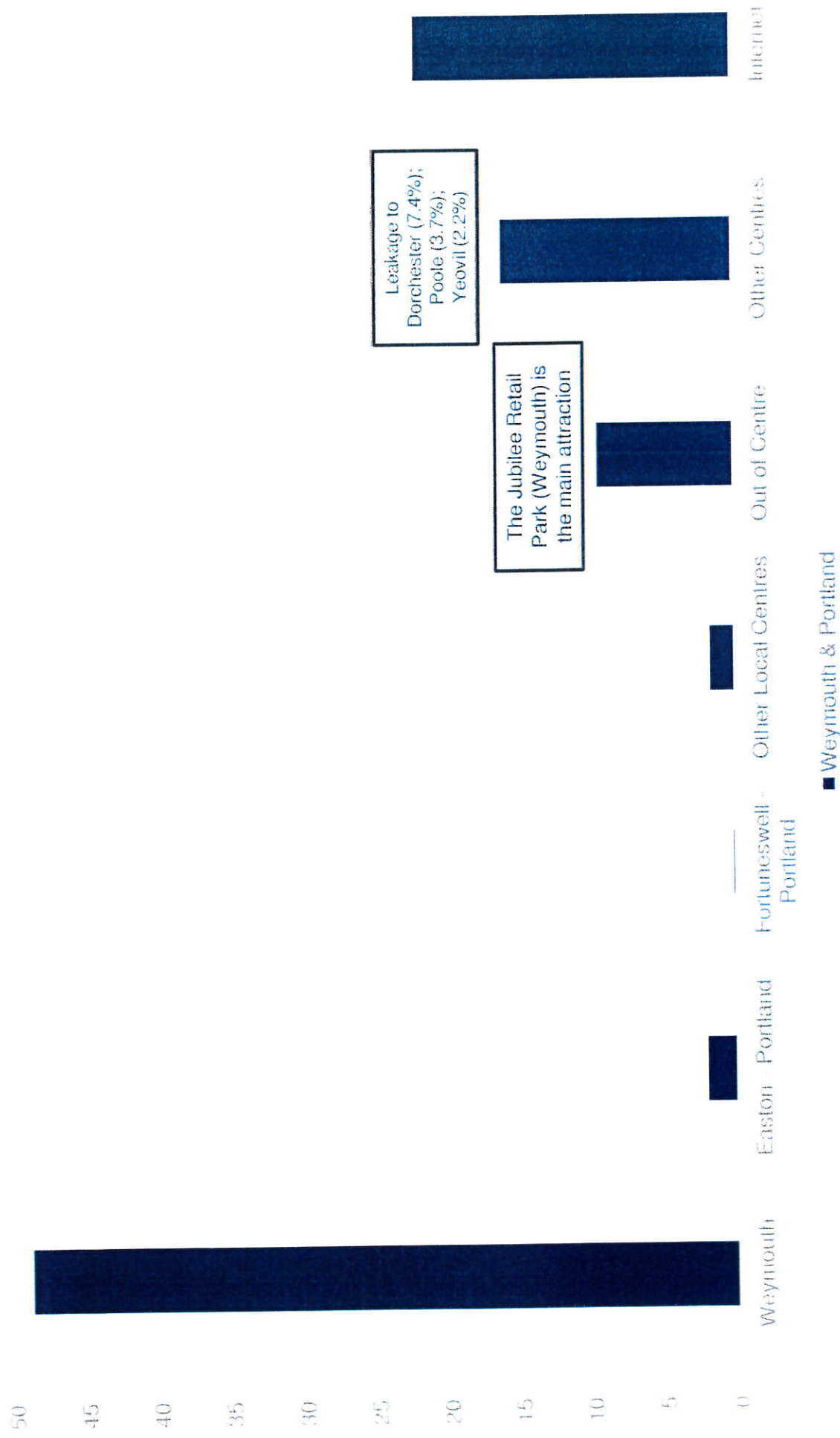
North Dorset Shopping Patterns – Comparison

North Dorset – Comparison Market Shares (%)



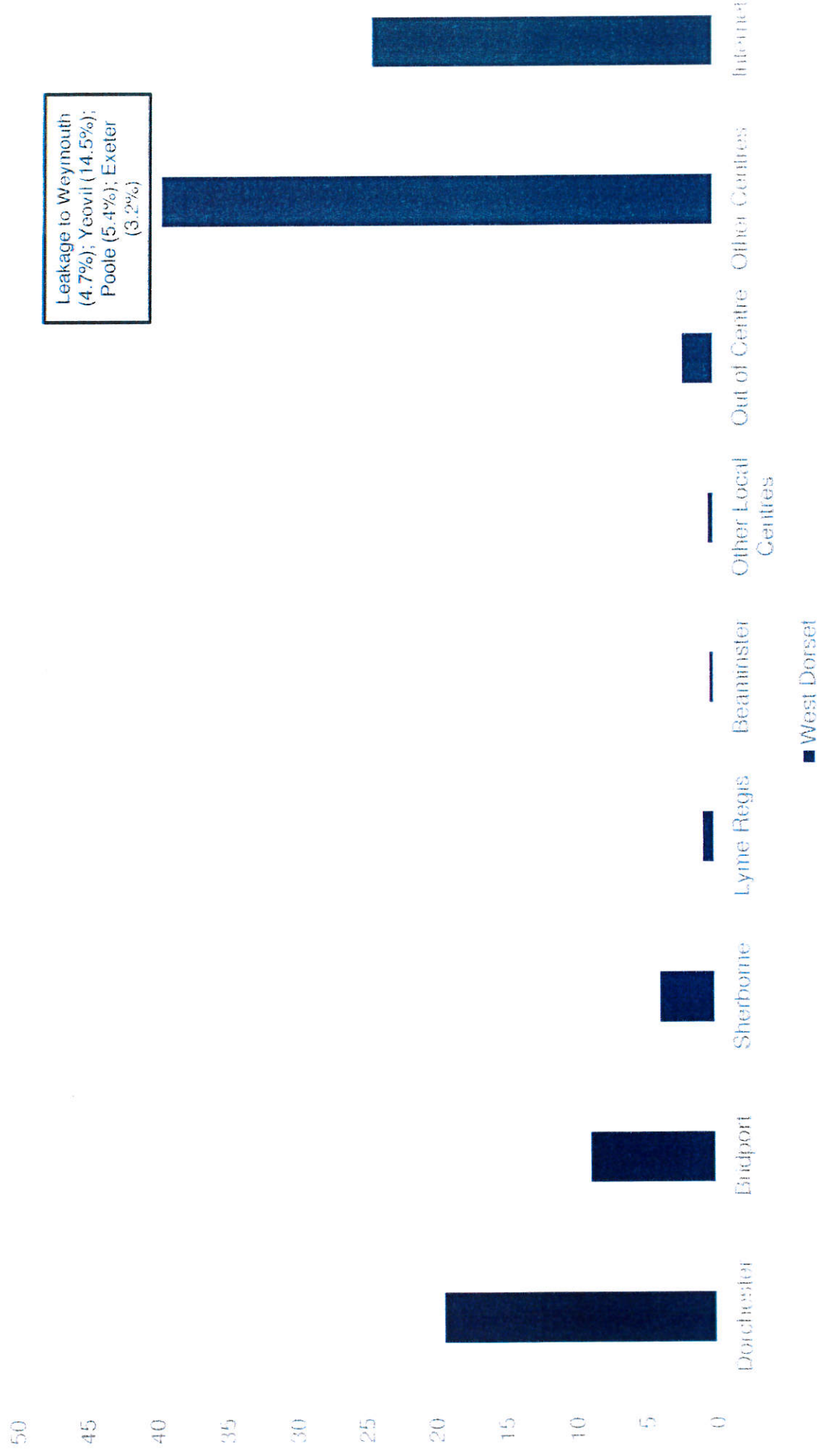
Weymouth & Portland Shopping Patterns – Comparison

Weymouth & Portland – Comparison Market Shares (%)

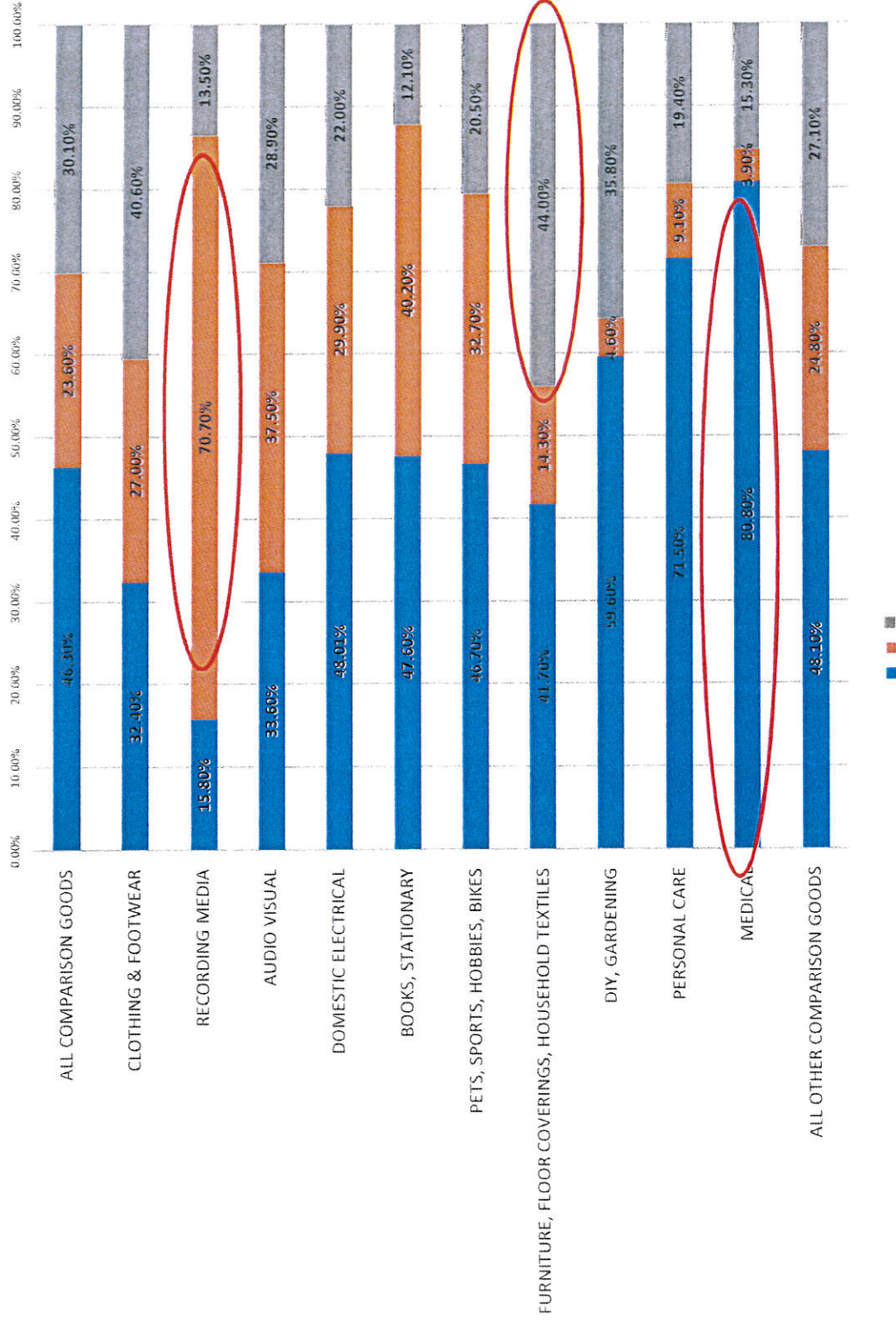


West Dorset Shopping Patterns – Comparison

West Dorset – Comparison Market Shares (%)

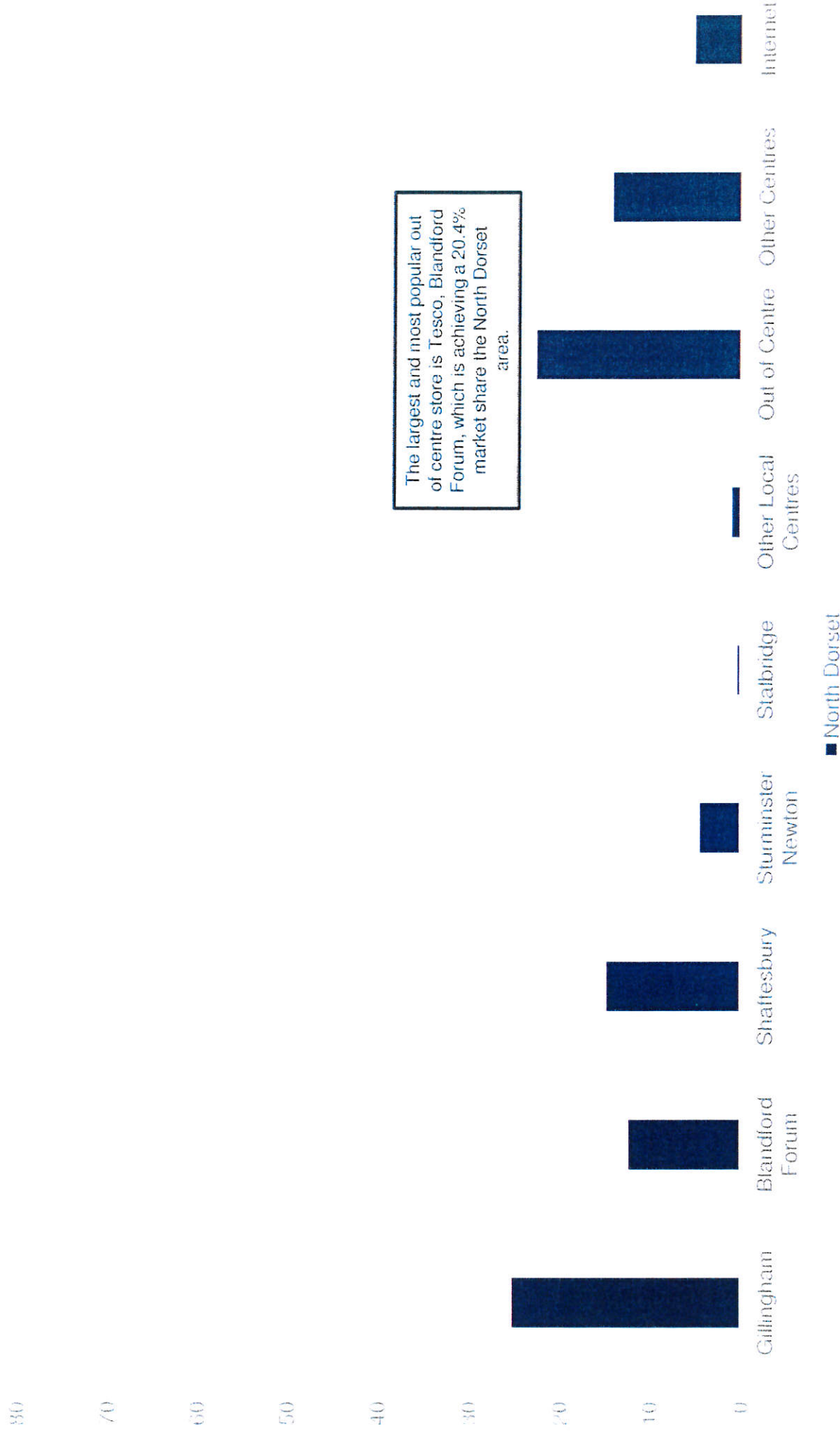


Comparison Goods : Total Study Area Retention, Outflow & Impact of SFT/Internet



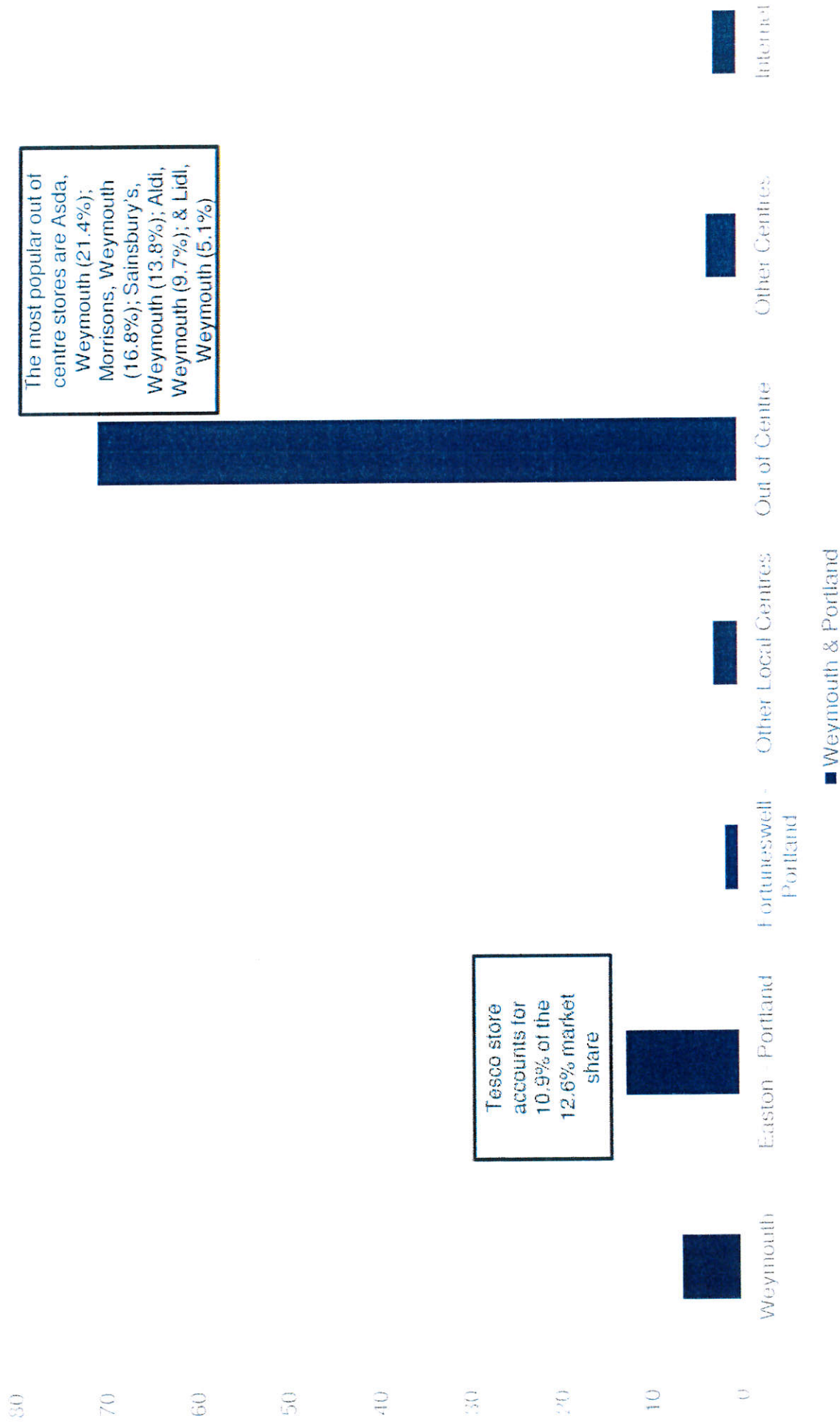
North Dorset Shopping Patterns – Convenience

North Dorset – Convenience Market Shares (%)



Weymouth & Portland Shopping Patterns – Convenience

Weymouth & Portland – Convenience Market Shares (%)



West Dorset Shopping Patterns – Convenience

West Dorset – Convenience Market Shares (%)



■ West Dorset

Study Methodology

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FLOORSPEACE & LEISURE USES

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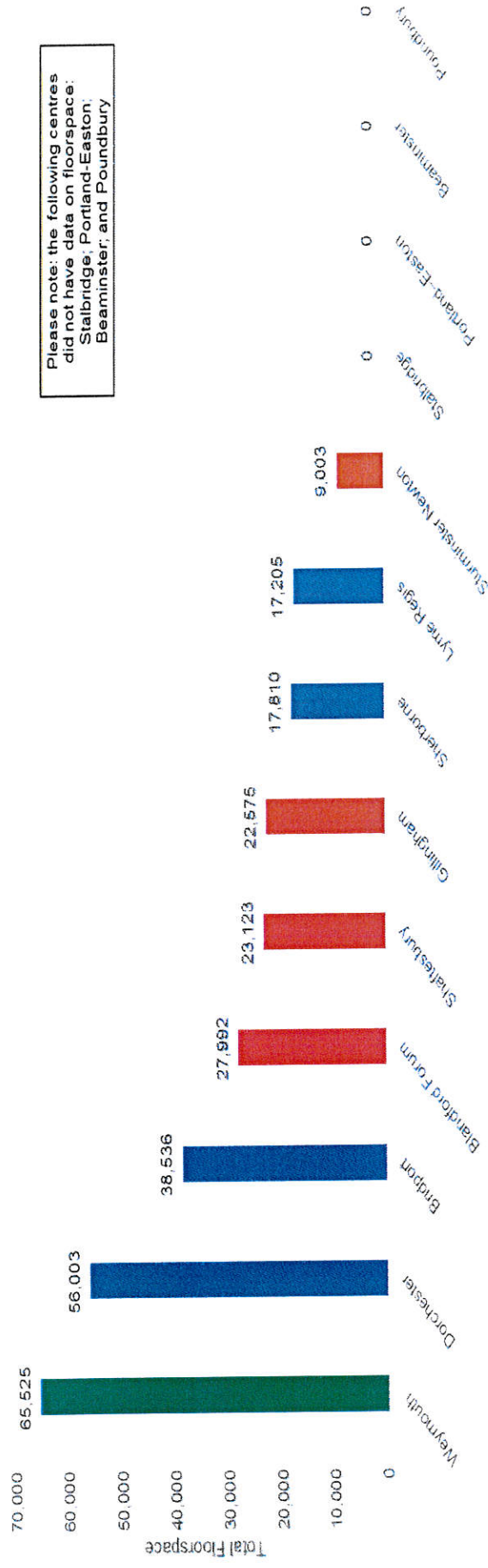


PPG Key Performance Indicators (KPIs)

1. diversity of uses – convenience, comparison, leisure & services
2. proportion of vacant street level property
3. multiple / independent offer
4. customers' views and behaviour
5. retailer representation and intentions to change representation
6. commercial rents
7. pedestrian flows
8. accessibility
9. perception of safety and occurrence of crime
10. state of town centre environmental quality

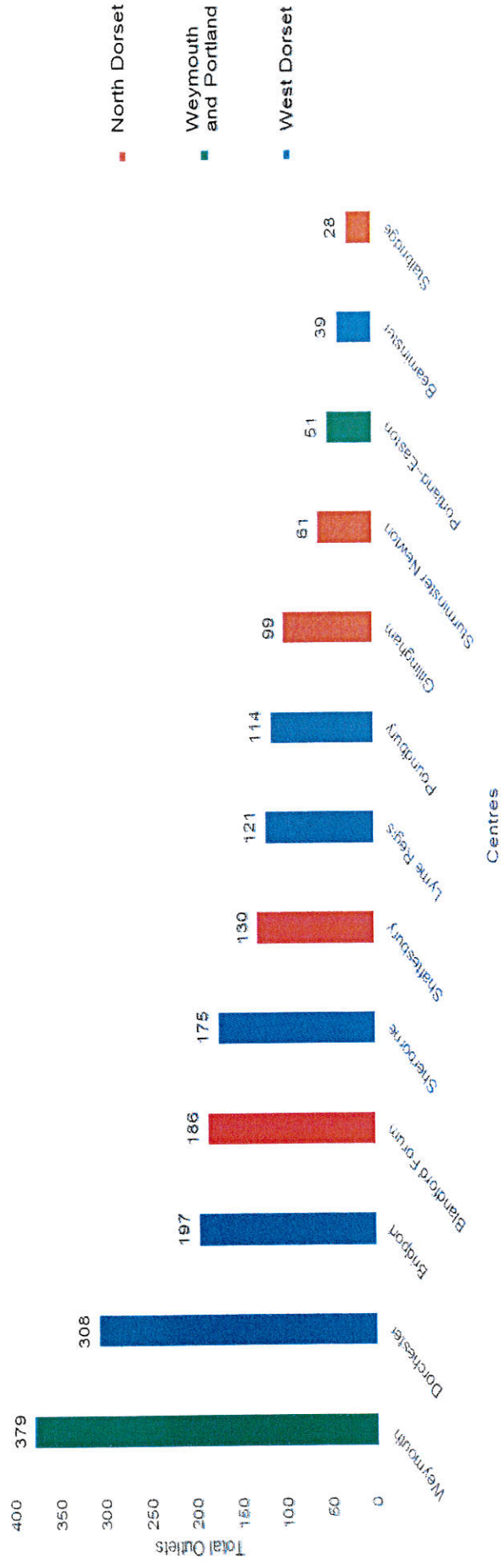
TOTAL FLOORSPACE & OUTLETS

Total Number of Floorspace



Please note: the following centres did not have data on floorspace: Stalbridge; Portland-Easton; Beaminstor; and Poundbury

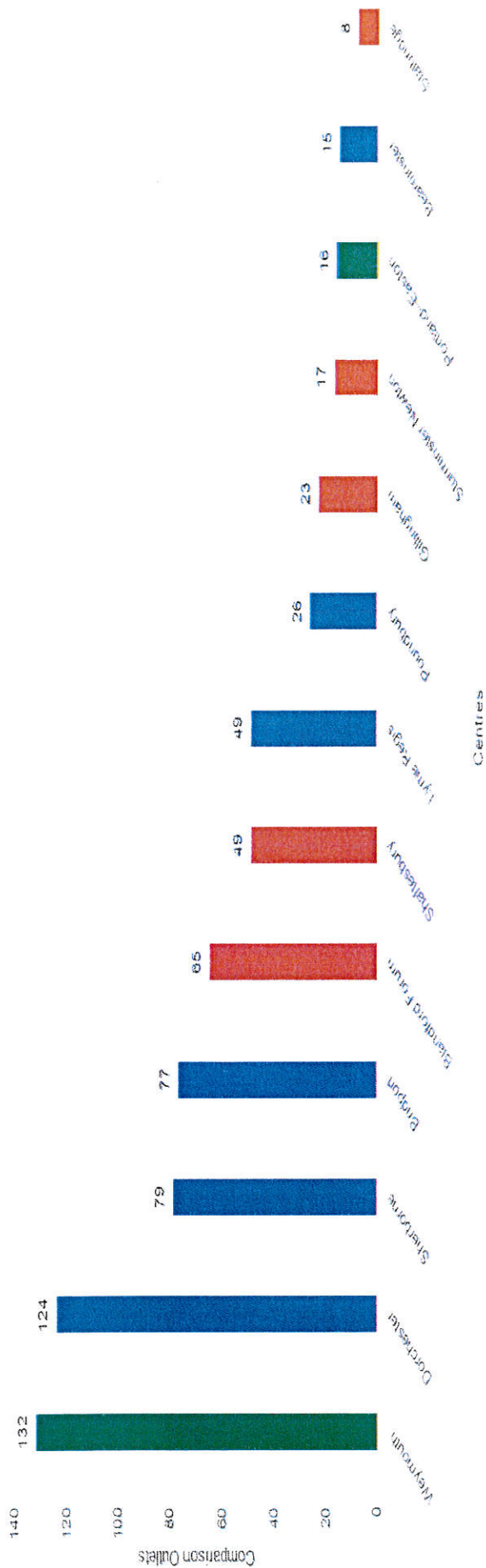
Total Number of Outlets



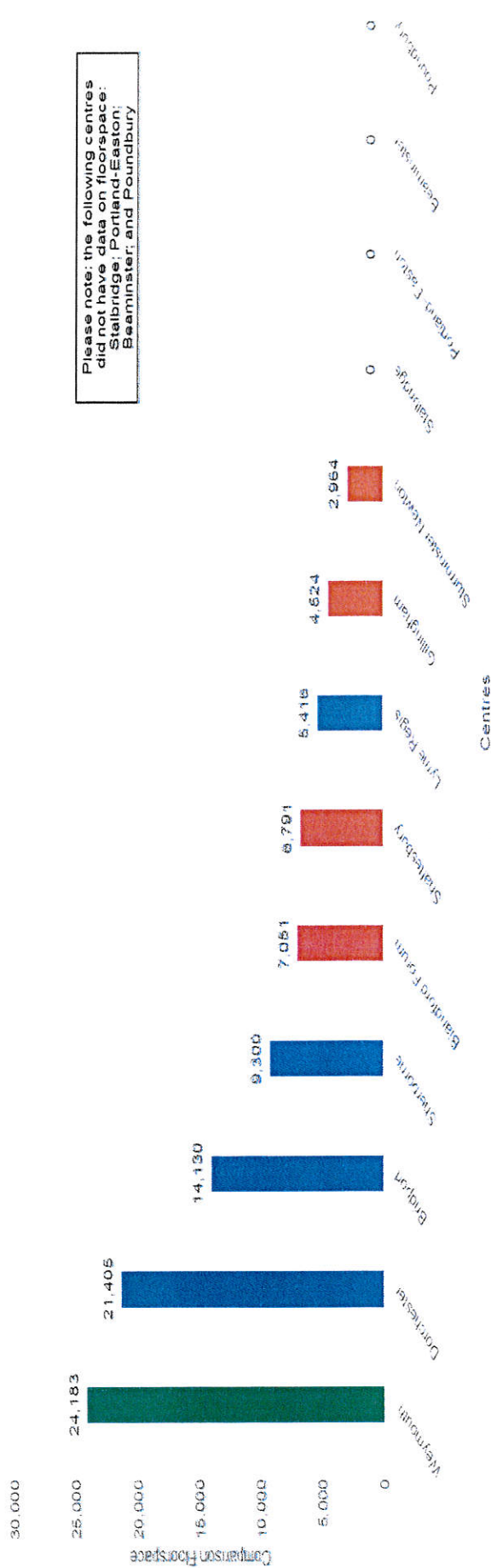
North Dorset
Weymouth and Portland
West Dorset

TOWN CENTRE USES: TOTAL COMPARISON

Total Comparison Outlets



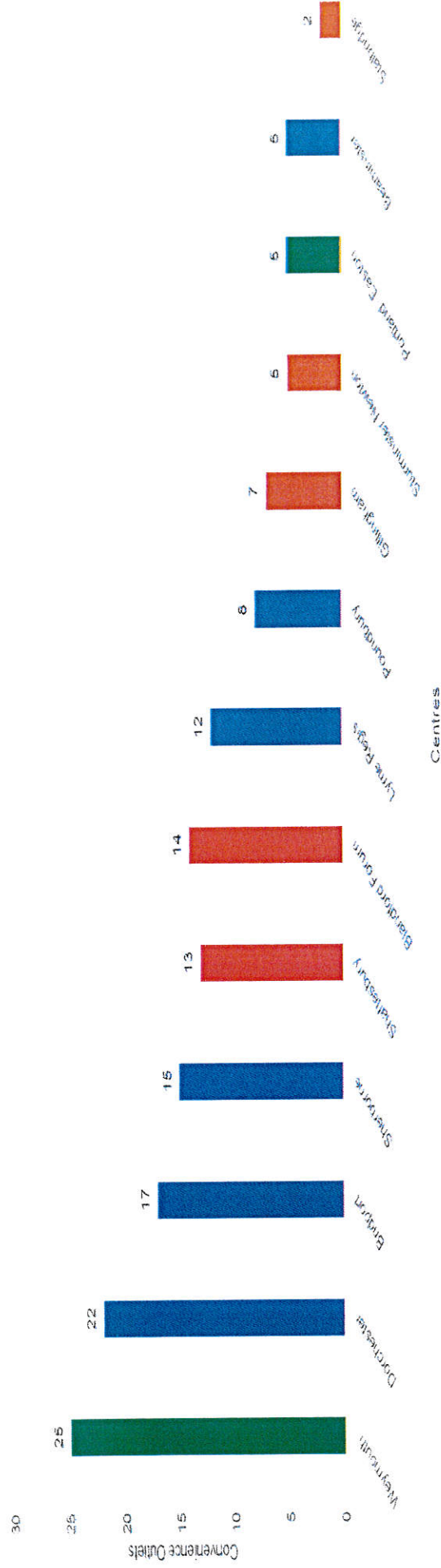
Total Comparison Floorspace



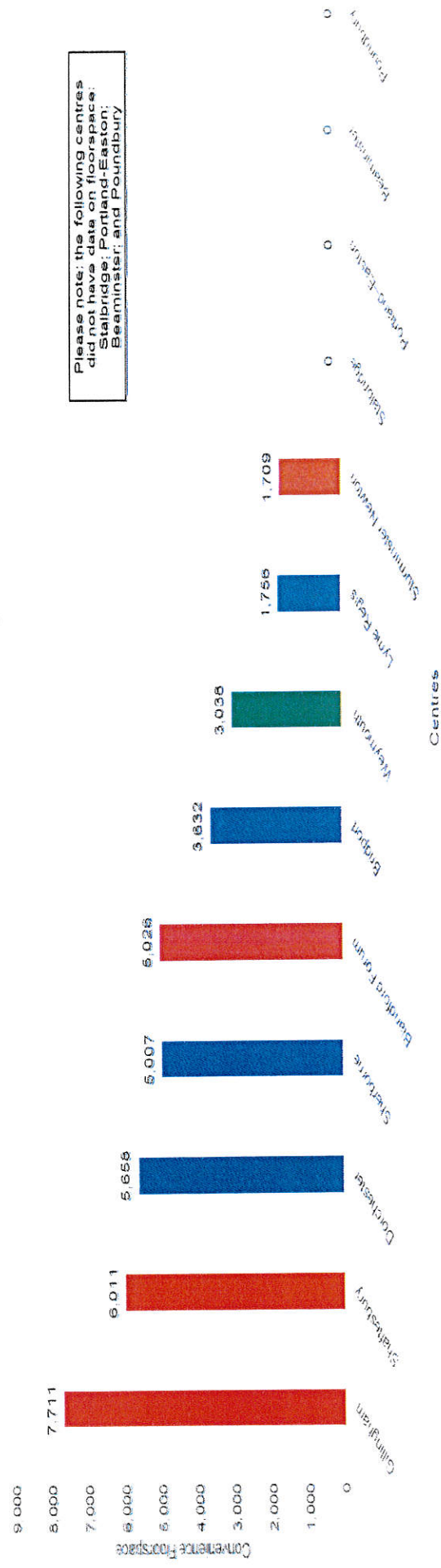
Please note: the following centres did not have data on floorspace: Stalbridge; Portland-Easton; Beaminster; and Poundbury

TOWN CENTRE USES: TOTAL CONVENIENCE

Total Convenience Outlets



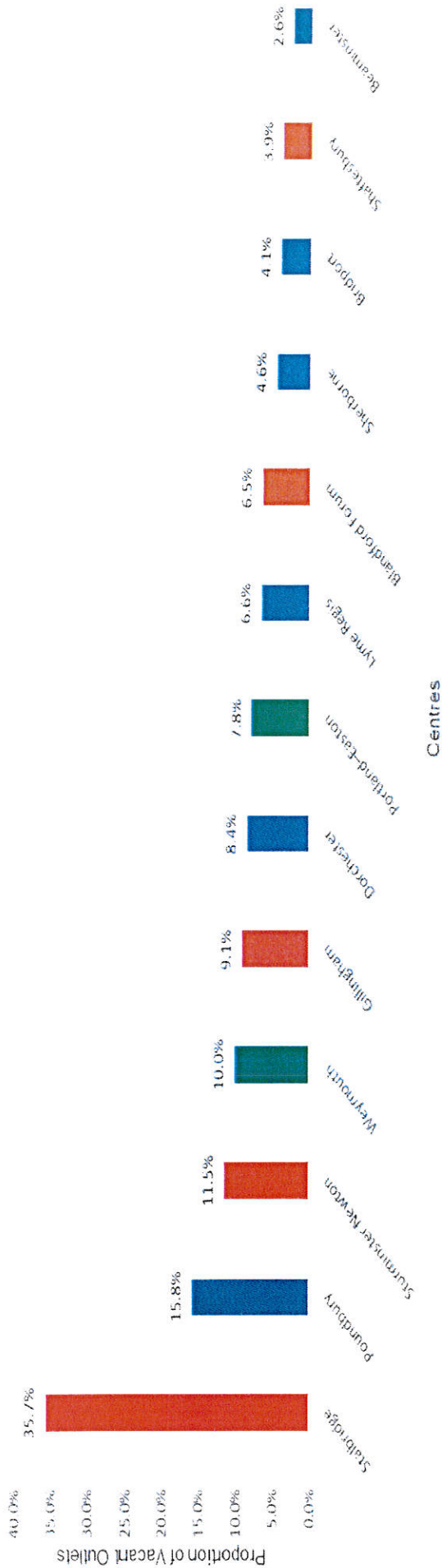
Total Convenience Floorspace



Please note: the following centres did not have data on floorspace: Stalbridge; Portland-Easton; Bournemouth; and Poundbury

TOWN CENTRE USES: TOTAL VACANCIES

Total Proportion of Vacant Outlets



Total Vacant Floorspace



Please note: the following centres did not have data on floorspace: Stalbridge; Portland-Easton; Beaminster; and Poundbury

Weymouth & Portland



Weymouth - Health Check

Strengths

- Tourist destination
- Strong comparison goods offer serving both local population and tourists
- Anchored by Debenhams and M&S
- Good provision of leisure services- food & beverage, cinema and tourist attractions i.e. theatre, amusement arcades and Jurassic Skyline tower
- Good provision of retail banks
- Character defined by waterfront setting- harbor area, beach, The Esplanade
- Pedestrianised PSA
- Potential development sites

Weaknesses

- No major food store in the town centre offering a full range of products (only Tesco Metro/Iceland)
- Main food stores situated out of centre
- Number of large vacant sites across the town centre i.e. former Council offices, Brewery Quay
- Shopping streets within the PSA in need of public realm improvements- St Thomas Street/St Mary Street



Weymouth - In Centre Survey (86 interviews)

Average Length of stay – 1-2 hours (28%)/over 4 hours (23%), on holiday (8%)

Frequency of Visits – less than once a quarter (27%),
2-3 times week (16%), once a week (14%)

Shopping habits

- Main Reason to Visit: Holiday (20%), to buy non-food goods (14%)
- Top food retailers: M&S, Iceland, Tesco Metro, Aldi
- Top non-food retailers: Argos, M&S, Wilko, Peacocks

Strengths

- The beach
- The harbour
- Pedestrianised streets

Improvements

- Cheaper parking
- Town Centre needs 'revamping'
- Removal of litter

Easton, Portland - Health Check

Strengths

- Easton is performing adequately as a local centre
- Good convenience offer- anchored by a large Tesco store and Co-op
- Low vacancy rate- 7.8% vs 11.2%
- Pleasant environment and public realm
- Potential to benefit from tourist trade travelling to Portland Bill

Weaknesses

- Linkages between Tesco store and rest of town centre need to be improved
- Comparison offer is relatively weak
- Easton Centre is in need of regeneration
- Leisure offer needs to be improved
- Lack of market/community events



West Dorset



Dorchester - Health Check

Strengths

- Anchored by Waitrose, M&S, Goulds department store
- Excellent public realm enhanced by Dorchester's strong historic character
- Wide range of attractions/museums
- Strong financial service provision
- Pedestrianised shopping streets
- Leisure offer at Brewery Square
- Very good mix of independent and multiple operators
- Regular street markets
- Good accessibility- two railway stations, large number of car parks

Weaknesses

- Below average convenience provision- potential 'gap' in the market to be filled
- Brewery Square is separated from the rest of the town centre- links should be improved
- Competition from competing centres



Dorchester In Centre Survey (87 interviews)

Average Length of stay – 1-2 hours (40%)/2-3 hours (23%)

Frequency of Visits – 2-3 times week (28%)/everyday (22%)

Shopping habits

- Main Reason to Visit: Non-food goods (37%)
- Top food retailers: Waitrose, M&S, Lidl
- Top non-food retailers: Poundland, Argos, Goulds, New Look

Strengths

- Character/atmosphere and historic buildings
- Choice of independent/High Street shops
- Pedestrianised streets

Improvements

- Better range of shops
- More parking
- Less traffic/congestion



Bridport - Health Check

Strengths

- Good range of non-food stores
- Quality independent retail offer is a key feature of the town
- Convenience provision anchored by Waitrose- Morrisons and Lidl out of centre
- Street market and specialist markets
- Most of the major high street banks present
- Traditional market town and historic architecture
- Strong cultural/leisure representation- Bridport Museum, Lyric Theatre, Electric Palace, Bridport Arts Centre
- Low vacancy rate (4.1% vs 11.2%)

Weaknesses

- Overprovision of charity shops (5.6% vs 2.72%)
- Links to West Bay could be improved
- Shortage of overnight accommodation



Sherborne - Health Check

Strengths

- Anchored by Sainsbury's and Waitrose
- Strong comparison offer
- Good mix of multiple and independent occupiers
- Strong retail and financial service provision- four banks, Post Office, opticians, dry cleaners etc.
- Traditional, historic town centre with medieval/Georgian architecture
- Regular street markets

Weaknesses

- Leisure service provision is below the national average (15.4% vs 23.9%)
- Competition from larger competing centres- particularly Yeovil

Lyme Regis - Health Check

Strengths

- Characterised by distinctive coastal setting
- Above national average proportion of non-food stores (40.5% vs 31.1%)
- National retailers appropriate for centre's role as a seaside visitor destination- Joules, Seasalt, Mountain Warehouse
- Key tourist destination
- Good range of leisure services
- Low vacancy rate (6.6% vs 11.2%)
- Appropriate visitor offer for the size and role of the town centre

Weaknesses

- Lack of major food store within the centre- Lyme Regis currently serving a 'top-up' shopping role
- Tightly bound town centre limits any potential new development
- Non-food goods stores cater predominantly for tourist market rather than local residents
- No retail banks- only one cash machine
- Poor pedestrian/vehicle accessibility- narrow pavements/roads



Poundbury - Health Check

Strengths

- Good environmental quality- traditional architecture, streetscape and public squares
- Distinctive 'walkable' environment
- Anchored by Waitrose- Queen Mother Square
- Number of smaller neighbourhood shopping parades
- Good range of retail services although below the national average (7.1% vs 14.4%)
- Farmers market
- Large areas of green space- 'The Great Square' and 'village greens'
- Post Office
- High number of financial services- employment uses

Weaknesses/Opportunities

- Attracting local convenience operators i.e. butchers, greengrocers, fishmongers would complement Waitrose
- Enhance specialist comparison goods offer
- Lack of retail banks
- Focus town centre uses at Queen Mother Square (future district centre)
- High number of vacancies- opportunity to fill these as development continues



Beaminster - Health Check

Strengths

- Benefits from a pleasant traditional character and well-maintained buildings
- Good convenience provision- anchored by Co-op
- Strong independent retailer offer
- Post Office
- Very low vacancy rate (2.6% vs 11.2%)

Weaknesses

- No retail banks
- Leisure provision could be improved- additional food & beverage uses would be beneficial
- Square – parking/environment



NORTH DORSET



Blandford Forum - Health Check

Strengths

- Good range of shopping and leisure facilities
- Low vacancy rate of 6.5% vs 11.2%
- Anchored by Morrisons and M&S
- Attractive, historic environment enhanced by Georgian architecture
- Strong service offer- particularly financial services (i.e. retail banks) and leisure services.
- Benefits from a large number of independent retailers

Weaknesses

- Overprovision of charity shops- 5.4% vs 2.7% (10 charity shops)
- Public transport accessibility
- Comparison offer - struggling with competitors (Internet and Larger Centres)
- Struggling against competition with Other Food Stores



Gillingham - Health Check

Strengths

- Good range of food stores- anchored by Waitrose, Asda and Lidl
- Strong retail service provision- Post Office, petrol filling station, opticians, health & beauty etc.
- Two retail banks (Lloyds and TSB)
- The Town Meadow- events are held here throughout the year

Weaknesses

- Comparison offer is weak and below the national average (23.2% vs 31.3%)- struggling to compete with competitors (i.e. Yeovil and Shaftesbury)
- Convenience offer- lack of independent traders
- Limited evening and night time economy- a need for additional leisure uses
- Public realm improvements needed around the station/Station Road area

Shaftesbury - Health Check

Strengths

- Visitor destination- the home of Gold Hill
- Food offer anchored by Tesco and complemented by smaller independent operators
- Strong retail and financial service offer- five retail banks
- Good mix of independent and multiple comparison goods operators
- Benefits from good public realm and street scene
- Regular street market
- Very low vacancy rate- 3.9% vs 11.2%

Weaknesses

- Due to the compact historical layout there is limited scope for retail expansion within the town centre
- Poor public transport accessibility as well as pedestrian accessibility due to narrow pavements
- Leisure provision is significantly below the national average (13.9% vs 23.9%)- a need for more food & beverage operators



Sturminster Newton - Health Check

Strengths

- Anchored by Co-op
- The Exchange is a key cultural/leisure destination
- Strong independent offer
- Good environmental quality
- Good range of retail services- Post Office, opticians, travel agents, health & beauty

Weaknesses

- A need to improve the food and beverage offer to enhance the evening economy
- Below average comparison goods offer- 27.9% vs 31.1%
- Bank closures- in 2016 there were 3 banks, 2018 there are zero
- Vacancy rate slightly above national average- 11.5% vs 11.2%



Stalbridge - Health Check

Strengths

- Dike & Son is a key anchor
- Good retail service provision- Post Office, opticians, health & beauty

Weaknesses

- Vacancy levels significantly higher than the national average- 35.7% vs 11.2%
- Environmental quality is in need of improvement- unit frontage repair/modernisation, street planting and public seating
- Comparison offer is below the national average(however it could be said to meet the needs of the local population)
- Very weak leisure offer (10.7% vs 23.9%)- there are no restaurants/cafes in the centre



Study Methodology

1. REVIEW OF POLICY AND RETAIL/TOWN
CENTRE TRENDS

2. STUDY AREA DEFINITION & SPEND PROFILE

3. HOUSEHOLD TELEPHONE SURVEY/ IN-
CENTRE/ BUSINESS SURVEY

4. CENTRE HEALTH CHECKS

5. RETAIL CAPACITY & LEISURE NEEDS
ASSESSMENT

6. ACCOMMODATING NEW RETAIL
FLOORSPACE & LEISURE USES

7. RECOMMENDATIONS

CONSULTATION



Q&A



Committee: Planning

Date: 6 February 2018

Title of Report: Dorset AONB Management Plan Refresh

Purpose of Report

To inform members about the planned 'refresh' of the Dorset AONB Management Plan.

Recommendation

Members note the intention to refresh the Dorset AONB Management Plan and decide whether it wants to nominate 2-3 councillors to attend the planned consultation events.

Background

1. The Dorset AONB Management Plan is a statutory document which is formally recognised in the planning process.
2. The current plan covers the period 2015-19 and now needs to be reviewed and 'refreshed'.

Report

3. A series of evening events is in the process of being organised to capture the views of local town and parish councils. 3 events are planned, each commencing at 6.00 p.m.; venues to be announced.
4. Places are likely to be limited so this committee might want to nominate two or three councillors to attend on this council's behalf.
5. The events will be followed by a formal 12 week consultation period running from mid-August to mid-October, 2018.
6. Any recommendations from this committee will be considered by Full Council at its meeting on 14 February 2018.

Mark Green
Deputy Town Clerk
January 2018