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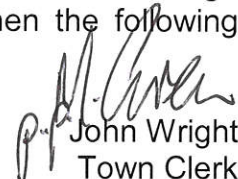
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Planning Committee

Core Membership: Cllr B. Larcombe (chairman), Cllr J. Broom (vice chairman), Cllr Mrs M. Ellis, Cllr D. Hallett, Cllr Mrs C. Reynolds, Cllr P Ridley, Cllr J. Scowen, Cllr G. Turner and Cllr S. Williams.

Notice is hereby given of a meeting of the Planning Committee to be held in the Guildhall, Bridge Street, Lyme Regis, on Tuesday 13 November 2018 commencing at 7.00pm, when the following business is proposed to be transacted:


John Wright
Town Clerk
7.11.18

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 16 October 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 16 October 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

To note amended/additional 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 (WDDC) & Dorset County Council (DCC) regarding planning-related matters

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

13. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 16 OCTOBER 2018**

Present:

Members: Cllr B. Larcombe (chairman), Cllr J Broom, , Cllr D. Hallett, Cllr Mrs C. Reynolds, Cllr P. Ridley, Cllr J. Scowen, Cllr G. Turner and Cllr S. Williams

Officers: Mark Green (deputy town clerk)

18/65/P Public Forum

Mr S. Jones of Upper Westhill Road spoke in opposition to application WD/D/18/001986.

He referred to the height, size, massing, design and overshadowing of the proposed dwelling and associated landscaping. He considered that the proposal, if implemented, would have an enormous detrimental impact on his residential amenity and that of neighbouring properties and requested the committee to recommend that the application be refused. He referenced various policies in the West Dorset, Weymouth and Portland Local Plan which he felt that the proposal was not in compliance with.

The chairman ran through material planning considerations and explained that the council had to have regard to these when considering the grounds for objecting to any application.

Mr. E. Herbert of Coram Avenue spoke in support of application WD/D/18/002109. He explained that he was the applicant, showed various photos of the wider setting and demonstrated that the proposed roof height was only 700mm above the existing. He could see no way in which the application could affect the setting of a nearby Listed Building and he referred to other recent development in the area which had been permitted and which, in his opinion, had a greater impact than his current application.

18/66/P Apologies

Apologies for absence were given by Cllr Mrs M. Ellis.

AGENDA ITEM 3

18/67/P Minutes

Proposed by Cllr G. Turner and seconded by Cllr S. Williams, the minutes of the meeting held on 18 September 2018 were **ADOPTED** without amendment.

18/68/P Disclosable Pecuniary Interests

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

18/69/P Dispensations

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

18/70/P Matters arising from the minutes of the meeting held on 18 September 2018

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

18/71/P Update Report

There were no matters to be updated at this meeting.

18/72/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/18/001868-LBC** (Received 4 October 2018)
Riverhead House Estates Ltd – New courtyard paving and existing steps –
Flat 1, Gatesfield, Sidmouth Road, Lyme Regis, DT7 3EQ

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

- 2) **WD/D/18/001986-FULL** (Received 20 September 2018)
Webb – Demolition of bungalow and erection of replacement dwelling –
Orchard End, Highcliff Road, Lyme Regis, DT7 3EW

*Members recommended that the application be **refused** on the grounds that the height, scale and massing of the proposed dwelling would have a significant adverse impact on the residential amenity of neighbouring properties.*

AGENDA ITEM 3

- 3) **WD/D/18/001998-FULL** (Received 21 September 2018)
Lyme Regis Development Trust – Erection of a community workshop -
Lyme Regis Club For Young People, Church Street, Lyme Regis, DT7
3BS

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

- 4) **WD/D/18/002048-FULL** (Received 27 September 2018)
Matthews – Change of use of ground floor shop from A1 to C3 – 4 Silver
Street, Lyme Regis,
DT7 3HR

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

- 5) **WD/D/18/002109-FULL** (Received 28 September 2018)
Herbert – Erection of second floor extension - The Annexe, Coram
Avenue, Lyme Regis, DT7 3LB

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

- 6) **WD/D/18/002124-FULL** (Received 28 September 2018)
Homewood – Removal of chimney and installation of dormer window –
Manylands Cottage, Pound Road, Lyme Regis, DT7 3HX

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

- 7) **WD/D/18/002230-FULL** (Received 9 October 2018)
Torina Ltd – conversion of dwelling into 3no. flats and installation of rear
roof light – 53 Broad Street, Lyme Regis, DT7 3QF

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

- 8) **WD/D/18/002231-LBC** (Received 9 October 2018)
Tornia Ltd – Internal alterations to facilitate the conversion of the dwelling
into 3no. flats and installation of rear roof light – 53 Broad Street, Lyme
Regis, DT7 3QF

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

18/73/P Amended/Additional Plans

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

AGENDA ITEM 3

18/74/P Withdrawn Applications

The one withdrawn application (WDD/D/18/001430) was **NOTED**.

18/75/P Planning Decisions

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

18/76/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters

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

18/77/P Neighbourhood Plan for Lyme Regis

Members discussed the report and agreed that there was no benefit in progressing a neighbourhood plan for Lyme Regis at the present time.

Proposed by Cllr B. Larcombe and seconded by Cllr J. Broom, members agreed to **RECOMMEND TO FULL COUNCIL** that a neighbourhood plan for Lyme Regis not be pursued at the present time.

The meeting closed at 7.41pm.

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 13 NOVEMBER 2018
PLANNING APPLICATIONS RECEIVED

- 1) **WD/D/18/001830 FULL** (Received 26 October 2018)
Traynor – Demolish existing garage and erect new garage and erect new garage with first floor flat above – L Mouette, Hill Road, Lyme Regis, DT7 3PE
- 2) **WD/D/18/001938 VARIATION OF CONDITIONS** (Received 11 October 2018)
Pickering – Demolition of existing detached dwelling & erection of 1no. detached dwelling (variation of conditions 1 & 4 of planning approval WD/D/18/002801 – to allow the replacement of the privacy screens to the side of the balcony with 1.1m high frameless glass balustrading) – Squires Mead, Charmouth Road, Lyme Regis, DT7 3DP
- 3) **WD/D/18/002292 LISTED BUILDING CONSENT** (Received 12 October 2018)
Player – Installation of replacement of windows – 46 Silver Street, Lyme Regis, DT7 3HR
- 4) **WD/D/18/002303 FULL** (Received 14 October 2018)
Fortnam – Demolition of garage and car port and the erection of replacement garage with utility room and a car port – Coppers, Penny Plot, Lyme Regis, DT7 3NE
- 5) **WD/D/18/002329 FULL** (Received 24 October 2018)
De-Voisey – Erection of dwelling - The Nags Head, Silver Street, Lyme Regis, DT7 3HS
- 6) **WD/D/18/002475 FULL** (Received 1 November 2018)
Bond – Demolition of conservatory and erection of single storey side extension and enlargement of dormer window – Well Cottage, Clappentail Lane, Lyme Regis, DT7 3LY

**LYME REGIS TOWN COUNCIL
PLANNING AND HIGHWAYS COMMITTEE – 13 NOVEMBER 2018
AMENDED/ADDITIONAL PLANS**

1) WD/D/18/001799 FULL

(Received 13 November 2018)

Allen – Demolition of existing garage and erection of replacement garage – Lamorna,
Uplyme Road, Lyme Regis, DT7 3LP

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 13 NOVEMBER 2018
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/18/000606 LISTED BUILDING CONSENT** (Received 20 September 2018)
Alner – Internal and external alterations and replacement signage
Approval of Listed Building Consent
Recommend approval
- 2) **WD/D/18/000727 FULL** (Received 11 October 2018)
Wadsworth – Demolition of single storey rear extension, erection of two storey and single storey extensions and alterations to shop front – 50 – 51 Silver Street, Lyme Regis, DT7 3HR
Refusal of Planning Permission
Recommend refusal. Members thought the application should be refused on the grounds that:
 1. *The proximity of the first-floor extension to the window of the existing property immediately to the north is unacceptable and involves a significant adverse impact and loss of residential amenity.*
 2. *The first floor of the proposed extension overlooks neighboring properties to an unacceptable degree and involves a significant loss of residential amenity*
- 3) **WD/D/18/000749 FULL** (Received 11 October 2018)
Gillan – Replacement of boundary fence with wall – Halstock, Clappentail Lane, Lyme Regis, DT7 3LZ
Refusal of Planning Permission
Recommend approval, subject to the works being carried out in accordance with the recommendations of the arboricultural officer.
- 4) **WD/D/18/001406 LISTED BUILDING CONSENT** (Received 11 October 2018)
Hamlin – Replacement of fixed window with sliding opening window – The Alcove, Marine Parade, Lyme Regis, DT7 3JE
Approval of Listed Building Consent
Recommend approval subject to the condition there will be no food or retail sales through the window.
- 5) **WD/D/18/001471 FULL** (Received 25 October 2018)
Lyme Regis Town Council – Erection of holiday chalets and caravans (retrospective) – Monmouth Beach Chalets, Monmouth Beach, Lyme Regis
Approval of Planning Permission
Recommend approval

AGENDA ITEM 11

- 6) **WD/D/18/001765 FULL** (Received 19 October 2018)
Simpson – Form parking space in rear garden accessed from Charmouth Road – 29
Summerhill road, Lyme Regis, DT7 3DT
Approval of Planning Permission
Recommend refusal on the grounds that there are significant Highway issues
- 7) **WD/D/18/001998 FULL** (Received 22 October 2018)
Lyme Regis Development Trust – Erection of a community workshop – Lyme Regis Club for
Young People, Church Street, Lyme Regis, DT7 3BS
Approval of Planning Permission
Recommend approval
- 8) **WD/D/18/002048 FULL** (Received 22 October 2018)
Matthews – Change of use of ground floor shop from A1 to C3 – 4 Silver Street, Lyme
Regis, DT7 3HR
Approval of Planning Permission
Recommend approval
- 9) **WD/D/18/002124 FULL** (Received 6 November 2018)
Homewood – Removal of chimney and installation of dormer window – Manylands Cottage,
Pound Road, Lyme Regis, DT7 3HX
Approval of Planning Permission
Recommend approval

Committee: Planning

Date: 13 November 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 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. Application no: WD/D/18/002363 – Notice of change of use from convenience store (Class A1) to mixed use Class A1 And A3 to include sale and consumption of food on premises. – Harbour Stores, Cobb Road, Lyme Regis, DT7 3JT

Elaine Pawsey
November 2018