



John Wright
Town Clerk

Lyme Regis Town Council

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Planning Committee

Core Membership: Cllr B. Larcombe MBE (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 5 February 2019 commencing at 7.00pm, when the following business is proposed to be transacted:

John Wright
Town Clerk
30.01.19

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 8 January 2019 (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 8 January 2019

There are no matters arising on this agenda.

7. Update Report

To note the update report

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 (WDDC) & Dorset County Council (DCC) regarding planning-related matters

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

13. Exempt Business

AGENDA ITEM 3

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 08 JANUARY 2019**

Present:

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

Officers: Mr J. Wright (town clerk)

Absent: Cllr P. Ridley and Cllr J. Scowen

18/102/P Public Forum

Mr C. Newell, the applicant in respect of application WD/D/18/001538 (Maroc House, 2 Coram Court, Lyme Regis) attended the meeting but did not speak.

Mr K. and Mrs S. Hilman of Chestnut House, Coram Court spoke against application WD/D/18/001538 (Maroc House, 2 Coram Court, Lyme Regis).

18/103/P Apologies

Apologies for absence were given by Cllr J Broom and Cllr Mrs C. Reynolds.

18/104/P Minutes

Proposed by Cllr G. Turner and seconded by Cllr B. Larcombe, the minutes of the meeting held on 11 December 2018 were **ADOPTED** without amendment.

18/105/P Disclosable Pecuniary Interests

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

18/106/P Dispensations

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

18/107/P Matters arising from the minutes of the meeting held on 11 December 2018

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

18/108/P Update Report

AGENDA ITEM 3

There were no matters to be updated at this meeting.

18/109/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/18/002680-FULL**

(Received 5 December 2018)

The National Trust – Widen existing field gate entrance, creation of an unsurfaced access track & erection of new gate– Land south of, Ware Lane, Lyme Regis.

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

18/110/P **Amended/Additional Plans**

Members discussed application WD/D/18/001538 (Maroc House, 2 Coram Court, Lyme Regis) and saw no reasons to change their original views that the application should be recommended for refusal.

*Members recommended that the town council's previously submitted comments in respect of application WD/D/18/001538 (Maroc House, 2 Coram Court, Lyme Regis) remain unchanged in the light of the amended/additional plans, i.e., 'Members recommended that the application be **refused** on the grounds that the proposed development involves an entirely unacceptable degree of overlooking of a neighbouring property with the resultant loss of residential amenity and loss of protection to private amenity space. As a result, it is not in accordance with policies contained in either the adopted or draft reviewed West Dorset and Weymouth and Portland Local Plan and is at odds with an earlier appeal decision relating to the site and which removed normal permitted development rights.'*

18/111/P **Withdrawn Applications**

There were no withdrawn applications reported to this meeting. **NOTED.**

18/112/P **Planning Decisions**

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

18/113/P **Correspondence from West Dorset District Council and Dorset County Council regarding planning matters**

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

AGENDA ITEM 3

Cllr. B. Larcombe raised his concern that there was a need to engage with the existing District Council and the new Dorset Council shadow executive to determine the intended future planning arrangements for dealing with planning applications; the future shaping of the reviewed District Local Plan under the Unitary; the contact and exchange between Lyme Planning Committee and the new Unitary planning officers and the means to attend and make representations to the new Unitary Planning Committee.

Cllr Larcombe said that he would like to meet with those representatives who will determine the future planning arrangements and asked that the town clerk arrange a meeting he would attend as chairman of Lyme Regis' Planning Committee.

Members supported this approach and the need to establish the future level of practical engagement with the Unitary and its planning system and officers.

The meeting closed at 7.31pm.

Committee: Planning

Date: 5 February 2019

Title of Report: Update Report

Purpose of Report

To update members on issues previously reported to this committee

Recommendation

Members note the report

Report

WD/D/18/002554-FULL

Ross – Demolition of existing bungalow. Erection of replacement dwelling – Cobb Gate, Marine Parade, Lyme Regis DT7 3JE

The town council were originally asked to comment on this application by 11 December, i.e., before the date of the December meeting of this committee. For that reason and under the powers delegated to him, but after informal consultation with other members of the committee, the chairman had agreed a response on behalf of the council objecting to the application.

That response stated:

'Lyme Regis town council is extremely concerned that the application appears to lack critical supporting information; in particular any expert geotechnical advice about the potential impact of the proposed excavation of material on neighbouring properties and the need or otherwise for new or reinforced retaining structures, ground piling or ground anchoring.

Given the history of ground movement and slippage in Lyme Regis, particularly in the seafront area, the town council finds this lack of supporting information completely unacceptable and wishes to OBJECT to the application as it currently stands in the strongest possible terms.

The town council also has concerns about the following:

1. The general design, in particular the incorporation of a new 'ground floor' level with doors opening directly onto the town council-owned and controlled Marine Parade, which is the main pedestrian thoroughfare along the seafront.
2. The lack of any commentary on the actual implementation of the proposal given its landlocked location and the practical difficulties of achieving access

AGENDA ITEM 7

during the construction phase. In this respect, the town council notes that the applicant has not approached the town council to discuss the possible implementation of the scheme, despite the town council owning and controlling the Marine Parade.

3. The potential impact on neighbouring businesses during the construction phase, in particular, the impact of noise and dust on adjacent commercial food premises.
4. The wider impact on access along the seafront area during the construction phase. Given that this phase may last for up to 12 months, the impact of the works on access to other businesses, access for waste collection, emergency vehicles, etc. and the general impact on the amenity and use of the main seafront promenade and vehicular access route needs very careful consideration. The application fails to address these issues in any way.'

At the December meeting of this committee, the deputy town clerk explained that the planning officer had forwarded this council's comments to the applicant's agent who had subsequently responded to the points raised.

A copy of that response is attached as appendix 7A for information.

The planning officer had then asked this council whether it wanted to modify its views in any way in response to the agent's comments; hence the matter being brought back to the December committee meeting.

Members were unanimously of the opinion that this council's objection should stand exactly as previously submitted. The offer by the agent to meet to discuss access and other concerns was noted and agreed in principle. The suggestion that detailed geotechnical advice and technical solutions were a matter for Building Regulations was not agreed; it being noted that this was not normal practice for other similar applications in Lyme and would remove any opportunity for public scrutiny and consultation.

Members expressed further strong concerns about the potential impact of the application on access to the Marine Parade and Cart Road for the public, businesses, emergency vehicles, service vehicles and parking by 'blue badge' vehicles.

There was also great concern about the potential impact of the application on ground stability, especially as there were known to be underground water courses affecting the area. The design of the proposed dwelling was also a matter of concern; particularly the 'new' ground floor with doors opening directly onto the Marine Parade and windows to sleeping accommodation at Parade level. It was noted that no other property along the western end of the Parade was configured in such a way.

Concern was also expressed about the likely number, frequency and duration of lorries required to take away the large quantity of spoil and their impact on the use of the Parade, Cart Road and Cobb Gate car park over an extended period.

Members were clear that the previously stated objections to the application should stand without amendment.

AGENDA ITEM 7

This view was subsequently relayed to the planning authority.

On 23 January, this council was notified that the application had been approved; the matter having been dealt with under delegated powers.

A copy of the relevant decision notice is attached as Appendix 7B.

Conditions 5. and 6. may address some, but by no means all, of this council's concerns.

It is also noted that the applicant has retained PCRM Ltd (Peter Chapman) to advise on geotechnical matters.

In the circumstances, the deputy town clerk will attempt to arrange an urgent meeting with the applicant's agent to discuss this council's concerns. It is suggested that any meeting be attended by the chairmen of this committee and the Town Management and Highways committee.

Mark Green
Deputy town clerk
January 2019

APPENDIX 7A

From: John Matthews [<mailto:info@jmarchitecture.co.uk>]

Sent: 23 November 2018 12:06

To: Darren Rogers

Cc: enquiries@lymeregistowncouncil.gov.uk

Subject: Re: Planning Application WD/D/18/002554 COBB GATE, MARINE PARADE, LYME REGIS, DT7 3JE

Dear Mr Rogers,

Thank you.

Having reviewed the Lyme Regis Town Council comments, it would seem the concerns fall into two areas: geotechnical issues, and site access during the construction phase.

The geotechnical issues have been highlighted in the Geo Consulting Engineering Ltd report at sections 4.0, 5.0 and 6.0. The detailed technical design of foundations, walls and ground stability generally would usually be submitted for approval by Building Control and WDDC Technical Services after a planning consent has been granted. We would therefore expect these matters to be included as a pre-commencement condition on any planning consent.

We are acutely aware of the difficulties of implementation, site access, storage, scaffolding etc during the construction phase. Once again, we anticipated that these matters could be agreed with LRTC, in conjunction with WDDC, as a pre-commencement condition.

If required, the applicant can meet with the Town Council to discuss these matters further.

Please let me have your comments in due course.

Regards

John Matthews

JM Architecture Ltd
9 Chancery Lane, Bridport, Dorset DT6 3PX
01308 427224

The company supports the Smile With Siddy Campaign for Neuroblastoma UK, in memory of my grandson. If you would like to donate, or find out more, please follow this [link](#).

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Head of Planning (Development Management and Building Control)
Jean Marshall

Mr Matthews
JM Architecture Ltd
9 Chancery Lane
Bridport
DT6 3PX

LYME REGIS

APPROVAL OF PLANNING PERMISSION

**Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO)**

Town and Country Planning Act 1990

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

Application No: WD/D/18/002554

Location of Development:

COBB GATE, MARINE PARADE, LYME REGIS, DT7 3JE

Description of Development:

Demolition of existing bungalow. Erection of replacement dwelling.

In pursuance of their powers under the above mentioned Act(s), West Dorset District Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed below.

SUBJECT TO ATTACHED SCHEDULE OF SIX CONDITIONS

PLEASE REFER TO NOTES ENCLOSED

Signed: Jean Marshall
Head of Planning
Dated: 23 January, 2019

Chief Executive: M Prosser

APPLICATION NO: WD/D/18/002554
COBB GATE, MARINE PARADE, LYME REGIS, DT7 3JE
SCHEDULE OF CONDITIONS

The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Ground Floor Plan - Drawing Number 1025/01 received on 01/11/2018
Proposed First Floor Plan - Drawing Number 1025/02 received on 01/11/2018
Proposed Sections CC and DD - Drawing Number 1025/05 received on 01/11/2018
Location Plan - Drawing Number GCE00687/Fig1 received on 01/11/2018
Proposed Second Floor plans and South Elevation - Drawing Number 1025/03 Rev A received on 07/01/2019
Proposed Elevations - Drawing Number 1025/06 Rev A received on 07/01/2019
Proposed Sections AA and BB - Drawing Number 1025/04 Rev A received on 07/01/2019

REASON: For the avoidance of doubt and in the interests of proper planning.

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

No development shall be commenced above damp proof course level until details and samples of the following have been provided, and approved in writing by, the Local Planning Authority:

- the proposed slate hanging (to comprise of natural slates and to be nailed, not hooked into place).
- a sample wall panel measuring no less than 1m square to be erected on site showing the proposed stone, coursing, mortar mix and method of pointing for all new masonry work.
- the proposed metal sheeting to be used for the roof covering along with its proposed colour finish.
- the proposed render finish (cream in colour) with a sample panel measuring 1m square to be erected on site.
- all glazing should be clear not tinted (including the balconies).
- 1:10 elevations and 1:5 sections of all glazing to be provided with details on the material, colour and finish of the frames and spacers between glazing to be black.
- All proposed flues/extracts/vents to be identified on a plan with their details to include their position, scale and finish with any

heating flues to be painted black.

- 1:10 elevations of the external louvres and annotations to include their material and colour finish.
- All rainwater goods to be cast metal, painted black unless otherwise agreed.
- All external doors at ground level to the front elevation to be timber with their proposed finish to be submitted and approved.
- Details of the proposed balcony and column construction (material and finish).

Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.

4. The dwelling hereby approved shall not be brought into occupation unless and until the windows on the east elevation and north elevation indicated to be obscure glazed are provided with obscure glass to a minimum obscurity level 3 and when provided they shall be retained as such.

REASON: To safeguard the amenity of neighbouring occupiers

5. Before the development is commenced details relating to the method of demolition, and subsequent foundation design, as a result of the impact that the proposed new dwelling would have on slope stability shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of land stability

6. Before the development is commenced a Construction Environmental Management Plan detailing hours of use for construction activity, any dust suppression measures, and parking for construction site operatives shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In the interest safeguarding the amenity of neighbouring occupiers.

Chief Executive: M Prosser

NOTES TO APPLICANT

1. National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

The applicant was provided with pre-application advice.

Further application(s) should be submitted to this Council where the above condition(s) require the written approval of the local planning authority. All such applications must be made in writing and must be accompanied by the relevant fee. To apply please visit www.planningportal.co.uk.

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 5 FEBRUARY 2019
PLANNING APPLICATIONS RECEIVED

- 1) **WD/D/18/002803 LISTED BUILDING CONSENT** (Received 18 January 2019)
Dewing – External works to repaint walls and woodwork – The Little Place, Silver Street Lyme Regis, DT7 3HR
- 2) **WD/D/18/002841 FULL** (Received 10 January 2019)
Sweeney - Erect Extensions and alterations - 1 Fairfield Park, Lyme Regis DT7 3DS
- 3) **WD/D/18/002851 FULL** (Received 11 January 2019)
Smith - Remove existing roof & replace with first floor extension - 7 Charmouth Close, Lyme Regis, DT7 3DJ
- 4) **WD/D/18/002854 FULL** (Received 11 January 2019)
Matthews - Block and replace existing shop front with new window, create new doorway and window to south elevation – 4 Silver Street, Lyme Regis, DT7 3HR
- 5) **WD/D/18/002895 FULL** (Received 17 January 2019)
Twigg – Erect 1 No. dwelling (demolish existing – retrospective) with associated access and parking – 7 Clappentail Park, Lyme Regis, DT7 3NB
- 6) **WD/D/18/002896 FULL** (Received 16 January 2019)
Tolley – Replacement of single pane sliding sash casement components of sliding sash windows with painted softwood sliding sashes and fillet glazing bars – 47 Broad street, Lyme Regis, DT7 3QF
- 7) **WD/D/18/003002 FULL** (Received 29 January 2019)
Mace – Erection of a first-floor rear extension – 12 Lym Close, Lyme Regis DT7 3DE

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 5 FEBRUARY 2019
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/18/002230 FULL** (Received 23 January 2019)
Torina Ltd – Conversion of dwelling into 3no. flats and installation of rear roof light – 53 Broad Street, Lyme Regis DT7 3QF
Approval of Planning Building Consent
Recommend approval
- 2) **WD/D/18/002231 LISTED** (Received 23 January 2019)
Torina 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
Approval of Planning Building Consent
Recommend approval
- 3) **WD/D/18/002475 FULL** (Received 15 January 2019)
Bond – Demolition of conservatory and erection of single storey side extension and enlargement of dormer window – Well Cottage, Clappentail Lane, Lyme Regis DT7 3LY
Approval of Planning Building Consent
Recommend approval
- 4) **WD/D/18/002554 FULL** (Received 22 January 2019)
Ross – Demolition of existing bungalow. Erection of replacement dwelling – Cobb Gate, Marine Parade, Lyme Regis DT7 3JE
Approval of Planning Building Consent
Objection Lyme Regis town council is extremely concerned that the application appears to lack critical supporting information; in particular any expert geotechnical advice about the potential impact of the proposed excavation of material on neighboring properties and the need or otherwise for new or reinforced retaining structures, ground piling or ground anchoring.

Given the history of ground movement and slippage in Lyme Regis, particularly in the seafront area, the town council finds this lack of supporting information completely unacceptable and wishes to OBJECT to the application as it currently stands in the strongest possible terms.

The town council also has concerns about the following:

1. *The general design, in particular the incorporation of a new 'ground floor' level with doors opening directly onto the town council-owned and controlled Marine Parade, which is the main pedestrian thoroughfare along the seafront.*

2. *The lack of any commentary on the actual implementation of the proposal given its landlocked location and the practical difficulties of achieving access during the construction phase. In this respect, the town council notes that the applicant has not approached the town council to discuss the possible implementation of the scheme, despite the town council owning and controlling the Marine Parade.*
3. *The potential impact on neighbouring businesses during the construction phase, in particular the impact of noise and dust on adjacent commercial food premises.*
4. *The wider impact on access along the seafront area during the construction phase. Given that this phase may last for up to 12 months, the impact of the works on access to other businesses, access for waste collection, emergency vehicles, etc. and the general impact on the amenity and use of the main seafront promenade and vehicular access route needs very careful consideration. The application fails to address these issues in any way.*

5) WD/D/18/002672 FULL

(Received 23 January 2019)

Guiducci and Hynds – Erect dwelling (to the rear) – Albany Guest House, Charmouth Road, Lyme Regis DT7 3DP

Approval of Planning Building Consent

Members recommended that the application be approved subject to a condition or agreement requiring the new dwelling to be tied (non-defragmentation) to the existing Albany Guest House

6) WD/D/18/002680 FULL

(Received 20 January 2019)

The National Trust – Widen existing field gate entrance, creation of an unsurfaced access track & erection of new gate – Land South of, Ware Lane, Lyme Regis

Approval of Planning Building Consent

Recommend approval

Committee: Planning

Date: 5 February 2019

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. Notice of grant of non-material amendment for application number WD/D/19/000044 – Beau Sejour, View Road, Lyme Regis, DT7 3AA – Amendment to WD/D/17/002387.
4. Notice of Certificate of lawful use or development for application number WD/D/18/002802 – land at Unit 6, Russell House, Lym Close, Lyme Regis, DT7 3DE.
5. Notice of application number WD/D/19/000014 regarding tree work at plot 68, Woodberry Down Way, Lyme Regis.

Elaine Pawsey
Senior administrative assistant
January 2019