

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 26 JUNE 2018**

Present:

Members: Cllr B. Larcombe (in the chair), Cllr J Broom, Cllr Mrs M. Ellis, Cllr Mrs C. Reynolds and Cllr G. Turner

Officers: Mark Green (deputy town clerk)

18/14/P Terms of Reference

Proposed by Cllr Mrs. M. Ellis and seconded by Cllr Mrs. C. Reynolds, the committee received its terms of reference without comment.

18/15/P Public Forum

Shaun Travers of Boon Brown Architects, Yeovil was in attendance as the agent for application WD/D/18/000727 (50-51 Silver Street). With the agreement of the chairman, he would speak to the application at the time it was considered by members.

18/16/P Apologies

Apologies for absence were received from Cllr D. Hallett and Cllr S. Williams.

18/17/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr G. Turner, the minutes of the meeting held on 29 May 2018 were **ADOPTED** without amendment.

18/18/P Disclosable Pecuniary Interests

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

18/19/P Dispensations

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

18/20/P Matters arising from the minutes of the meeting held on 29 May 2018

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

18/21/P Update Report

There were no matters to be updated at this meeting.

18/22/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/18/000727-FULL (Received 24 May 2018)

Wadsworth – Demolition of single storey rear extension and erection of two storey rear extension – 50 – 51 Silver Street, Lyme Regis, DT7 3HR

Shaun Travers spoke in support of this application. He played a video showing the extent of shading of neighbouring properties at the summer solstice. He made a number of points:

- Any loss of light was justifiable within the context of the relevant planning law.
- The degree of overlooking was acceptable and inevitable within a sloping and ‘tight’ urban landscape.
- The development incorporated local materials, including tile hanging and cladding.
- There was no objection from any of the professional officers who had been consulted about the application.
- The property was a family home and had been found as such at appeal.
- The development was for a local family for use as their permanent family home.
- In his view, the proximity of the first floor to the windows of the property immediately to the north was acceptable. In planning terms, the degree of ‘oppressiveness’ was not sufficient to form a reasonable ground for refusal.

Members were strongly of the view that the impact of the proposed development (in particular the first floor) on neighbouring dwellings was unacceptable in terms of proximity, overlooking and loss of residential amenity.

Members recommended that the application should be **refused** on the grounds that:

- the proximity of the proposed 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
- the first floor of the proposed extension overlooks neighbouring properties to an unacceptable degree and involves a significant loss of residential amenity

- 2) **WD/D/18/001003-FULL** (Received 9 June 2018)
Hickman – Install external gas meter and gas supply pipe, install boiler and internal alterations – Flat 4, Gatesfield, Sidmouth Road, Lyme Regis, DT7 3EQ

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

- 3) **WD/D/18/001032-FULL** (Received 9 June 2018)
Obstgarten Ltd – Insertion of new wrought iron gates – 1 Mill Green, Lyme Regis, DT7 3PH

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

- 4) **WD/D/18/001060-FULL** (Received 9 June 2018)
West Dorset District Council – Erect two storey extension and alterations to include observational deck at first floor level – Harbour Masters Office, The Cobb, Lyme Regis, DT7 3JJ

Members recommended that the application should be **approved** subject to any comments which Natural England may have concerning impact on protected flora and fauna.

- 5) **WD/D/18/001063-FULL** (Received 2 June 2018)
Cockerell – Erection of car port and workshop – 4 Colway Rise, Colway Lane, Lyme Regis, DT7 3HJ

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

- 6) **WD/D/18/001065-CERTIFICATE OF LAWFULNESS** (Received 3 June 2018)
Cockerell – Conversion of former integral garages to living accommodation 4 Colway Rise, Colway Lane, Lyme Regis, DT7 3HJ

Members **noted** the withdrawal of the application.

- 7) **WD/D/18/001085-FULL** (Received 20 June 2018)
Roberts – Demolition of conservatory and erection of single storey extension. Alterations to garage to form en-suite bedroom. Alterations to porch, front door and front elevation – Melleray, Ware Lane, Lyme Regis, DT7 3EL

*Members recommended that the application should be **refused** on the grounds that the application shows that the proposed drainage arrangements include use of a soakaway; which is not considered acceptable for Lyme Regis because of the potential impact on ground stability.*

- 8) WD/D/18/001110-FULL** (Received 14 June 2018)
Thomas – Demolition of shower room, conservatory and shed and erection of a two storey rear extension – Myrtleville, Avenue Road, Lyme Regis, DT7 3AF

*Members recommended that the application should be **approved** subject to the submission of a supporting and positive ground stability report as requested by the technical services officer.*

18/23/P Amended/Additional Plans

There were no amended or additional plans.

18/24/P Withdrawn Applications

The withdrawal of application WD/D/18/001065 was **NOTED**.

18/25/P Planning Decisions

The decisions of the planning authority were received and **NOTED**. Members expressed disappointment with the decision by West Dorset District Council to approve application WD/D/18/000403 (The Vicarage, Westhill Road).

18/26/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters

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

18/27/P West Dorset and Weymouth & Portland Local Plan Review- Preferred Options Stage

The deputy town clerk introduced the report and explained that there was the potential opportunity to influence the document prior to it being issued for public consultation in October. He drew particular attention to the omission of any mention of Strawberry Field. This site, of which the town council held a long lease, was outside of development limits, in the AONB and with no suggestion that it be allocated for any use; including leisure or recreation.

Cllr Mrs C. Reynolds advised that the document was scheduled to be next considered by the Full Council meeting of West Dorset District council on 31 July. This gave adequate time for this council to consider whether it wanted to make any preliminary comments, which she could introduce at that meeting.

The Chairman referred to the town council's formal response to the Draft Local Plan Review which was comprehensive, made all the key points to planning and development in Lyme Regis and which was well-included in the latest Preferred Options document. He suggested that this be used as the basis for producing a precis that reiterated the most important issues in the consultation response now invited.

Proposed by Cllr B. Larcombe, seconded by Cllr J. Broom and **RECOMMENDED TO FULL COUNCIL** by members that the deputy town clerk, in consultation with the chairman of this committee, produce a brief statement of the key planning issues affecting Lyme Regis which can be put forward to help inform the final draft of the Preferred Options consultation of the West Dorset and Weymouth & Portland Local Plan Review.

The meeting closed at 7.56pm.