

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 21 AUGUST 2018**

Present:

Members: Cllr B. Larcombe (chairman), Cllr J Broom, Cllr Mrs C. Reynolds and Cllr G. Turner

Officers: John Wright (town clerk)

Absent: Cllr Mrs M. Ellis, Cllr P. Ridley, Cllr J. Scowen and Cllr S. Williams

18/40/P Public Forum

There were no comments from members of the public at this stage of the meeting. Mr K. and Mrs S. Hillman were in attendance in respect of application WD/D/18/001538 (2 Coram Court), but indicated that, with the chairman's approval, they would prefer to speak immediately preceding members' consideration of the matter.

18/41/P Apologies

Apologies for absence were given by Cllr B. Larcombe on behalf of Cllr D. Hallett.

18/42/P Minutes

Proposed by Cllr G. Turner and seconded by Cllr J. Broom, the minutes of the meeting held on 24 July 2018 were **ADOPTED** without amendment.

18/43/P Disclosable Pecuniary Interests

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

18/44/P Dispensations

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

18/45/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.

18/46/P Update Report

There were no matters to be updated at this meeting.

18/47/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/18/001538-FULL** (Received 10 August 2018)
Newell - Erection of sun room and decking (partially retrospective), and installation of trellis to top of fencing – Maroc House, 2 Coram Court, Lyme Regis, DT7 3GE.

Kevin and Sheila Hillman, owners of a neighbouring property, spoke against the application. They pointed out that the 19m x3m structure had been constructed without planning permission only 1m from their boundary fence. It had two full-height windows and double French doors and completely dominated and overlooked their property; exacerbated by its elevated location on sloping ground.

It overlooked an outside area in constant use, including by children, and caused a complete loss of privacy, including upstairs bedrooms and other rooms.

They considered the design of the structure and the materials used to be entirely out of keeping with the character of the area and the associated lighting made the visual intrusion even worse.

They referred to errors and omissions in the information supporting the application and drew particular attention to the proximity of one of the piles to the roots of a protected tree.

They considered the development to be incompatible with policies in both the adopted local plan and the ongoing review; particularly policies for overlooking, protection of private amenity space and compliance with external lighting guidelines.

They also made reference to an earlier Inspector's decision affecting the application site which had removed normal permitted development rights.

Members were unanimously of the view that the application should be refused and agreed with the various concerns identified by the Hillmans.

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.

- 2) **WD/D/18/001373-FULL** (Received 20 July 2018)
Mansi – Demolition of dwelling and detached garage. Erection of replacement dwelling and detached studio - – Carols, Westhill Road, Lyme Regis, DT7 3LW.

*Members recommended that the application should be **approved** subject to there being no soakaway drainage employed in the development, as appears to be proposed from the application form.*

- 3) **WD/D/18/001405-FULL** (Received 26 July 2018)
Haseman – Demolition of conservatory and garage and erection of extensions - Devongate, Clappentail Lane, Lyme Regis, DT7 3LZ.

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

- 4) **WD/D/18/001471-FULL (Retrospective)** (Received 4 August 2018)
Lyme Regis Town Council – Erection of holiday chalets, beach huts and caravans (retrospective) – Monmouth Beach Chalets, Monmouth Beach, Lyme Regis.

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

- 5) **WD/D/18/1605-FULL** (Received 13 August 2018)
Cook – Erection of two storey rear extension, extension to garage and installation of dormer windows – Langmoor House, Pound Street, Lyme Regis, DT7 3JA.

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

- 6) **WD/D/18/001643-FULL** (Received 14 August 2018)
Watson – Erection of extension and modify vehicle access – 3 Pine Ridge, Lyme Regis, DT7 3HP.

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

18/48/P Amended/Additional Plans

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

18/49/P Withdrawn Applications

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

18/50/P Planning Decisions

The decisions of the planning authority were received.

Members queried the approved plans in respect of application WD/D/18/000190 (18 Monmouth Beach). Cllrs Larcombe and Broom were both of the opinion that the Town Management and Highways committee had wanted the proposed chalet to be turned through 90 degrees so that the ridge ran north/south rather than east/west as shown on the submitted plans.

The deputy town clerk undertook to look into the matter, although his recollection was that the main concern had been in respect of ridge height rather than orientation; although the latter issue had certainly been mentioned.

Cllr Mrs C. Reynolds confirmed that a non-fragmentation condition had been included in the permission granted in respect of application WD/D/18/001266 (Somers Road).

18/51/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters

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

The meeting closed at 7.21pm.