

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 13 NOVEMBER 2018**

Present:

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

Officers: Mr M. Green (deputy town clerk)

Absent: Cllr P. Ridley

18/78/P Public Forum

Mr S. Cope, planning agent, and Mr R. Holmes, neighbour, for application WD/D/18/001830 and Mr J. and Mrs R. De-Voisey, applicants, for application WD/D18/002329 indicated that they wished to speak about the respective applications. The chairman agreed that they could talk immediately prior to the committee's consideration of the applications concerned and that he would take them out of agenda order given that there were no other members of the press or public in attendance.

18/79/P Apologies

Apologies for absence were given by Cllr J Broom, Cllr D. Hallett, Cllr Mrs C. Reynolds and Cllr J. Scowen.

18/80/P Minutes

Proposed by Cllr G. Turner and seconded by Cllr S. Williams, the minutes of the meeting held on 16 October 2018 were **ADOPTED** with the following amendment:

Insert the following additional words (highlighted in bold) immediately prior to the resolution in respect of minute **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, **principally because there was very little land left in Lyme for future development and the District Local Plan captured LRTC's view of the planning issues and limited scope for development within the town. It is expected that the same LP assessment of Lyme will be reflected in any future Unitary Plan, however LRTC will respond to it when the revised plan is put to consultation.**

18/81/P Disclosable Pecuniary Interests

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

18/82/P Dispensations

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

18/83/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.

18/84/P Update Report

There were no matters to be updated at this meeting.

18/85/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 the public and members.

- 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.

Mr. S. Cope, the planning agent, circulated two revised plans which showed greater detail, and which involved a reduction in the ridge height of approximately 1.5m in order to address neighbour concerns. Although these plans were not yet registered, they had been forwarded to the planning officer as amendments to the originally submitted proposals.

Mr R. Holmes of 21 Hill Road explained that he had objected to the plans as submitted but felt that the revised plans addressed his concerns and he intended to withdraw his objection on that basis.

*Members noted the comments of the planning agent but felt that they had no alternative but to recommend that the application be **refused** as it currently stood on the grounds of unacceptable impact on the residential amenity of neighbouring properties. If, however, the revised plans circulated at the meeting were formally registered as amendments then the view was that they would be acceptable, subject to the new development being tied to the existing in order to safeguard access and parking arrangements.*

- 2) **WD/D/18/002329-FULL** (Received 24 October 2018)
De-Voisey – Erection of dwelling - The Nags Head, Silver Street, Lyme Regis, DT7 3HS.

Mrs R. De-Voisey spoke on her behalf and that of her husband. They were the landlords of the Nag's Head and had invested heavily in improving the pub for their customers, who mainly lived locally.

Their personal accommodation currently comprised a cramped one-bed flat at the top of the property. This was not ideal, especially as she had a medical condition which made climbing the stairs more difficult.

In practice, the pub garden was very little used because of the distance from the bar and the proposal made better use of the area, provided more suitable accommodation for them and had almost no impact on neighbours because of the levels involved. The planned dwelling was single-storey, incorporated Cobb stone, wood and a 'green' roof and had no windows which overlooked adjoining properties. She pointed out that there were no neighbour objections and that two neighbours had written in support of the application.

In response to questions about access, she stated that there were no highway objections. In response to other questions, she indicated that they were very happy for the new dwelling to be tied to the pub by condition or Agreement.

*Members recommended that the application be **approved** subject to the newly-permitted dwelling being tied to the Nag's Head pub.*

- 3) **WD/D/18/001938-VARIATION 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.

*Members recommended that the application be **refused** because the replacement of the permitted privacy screens to the balcony with clear glass would involve an unacceptable loss of privacy and residential amenity to the neighbouring properties.*

- 4) **WD/D/18/002292-LBC** (Received 12 October 2018)
Player – Installation of replacement of windows – 46 Silver Street, Lyme Regis, DT7 3HR.

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

- 5) **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.

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

- 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.

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

18/86/P Amended/Additional Plans

Members indicated their general support for the amended plans received in respect of application WD/D/18/001799. **NOTED.**

18/87/P Withdrawn Applications

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

18/88/P Planning Decisions

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

18/89/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters

Members discussed the correspondence received from West Dorset District Council and agreed that they wished to raise no objection to application WD/D/18/002363, change of use relating to the Harbour Stores, Cobb Road, Lyme Regis.

The meeting closed at 7.52pm.