

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 05 FEBRUARY 2019**

Present:

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

Officers: Mr J. Wright (town clerk)

Absent: Cllr P. Ridley

18/114/P Public Forum

18/115/P Apologies

Apologies for absence were given by Cllr J. Scowen and Cllr S. Williams.

18/116/P Minutes

Proposed by Cllr G. Turner and seconded by Cllr J. Broom, the minutes of the meeting held on 8 January 2019 were **ADOPTED** without amendment.

18/117/P Disclosable Pecuniary Interests

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

18/118/P Dispensations

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

18/119/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.

18/120/P Update Report

Roger Bicknell of Monmouth Street commended the original recommendation of refusal by the town council. He questioned how West Dorset could have possibly considered it appropriate to grant planning permission for the development and felt that the conditions attached to the permission were insufficient to give any reassurance. In his view, a great deal more information was required; especially

about the proposed management of the project. He was also critical of the permitted design.

Neil Hamlin, owner of the Alcove café and ice cream parlour, referred to his concerns about the retaining wall, the potential impact on existing ground water springs and the adverse effect through noise, dust and pollution of the planned development on his and other nearby businesses; especially during the construction phase.

Ken Gollop of Fairfield Park felt that the decision to permit the development was ridiculous and its implementation could have a catastrophic and adverse impact on the stability of lower Broad Street.

Guy Otterwell of Broad Street explained that he was in the process of acquiring a property in the lower part of Broad Street and he was very concerned about the potential impact of the proposed development on the stability of that area and the ability to obtain insurance cover.

Hazel Reid referred to her concerns about the digging out of the proposed foundations; she was worried that the knock-on effects of the work were unknown in an area of historic ground instability.

In response to comments from one member of the public present, Cllr Mrs C. Reynolds referred to various emails and explained in detail the process which had been gone through at WDDC and which had led to the application being determined by the planning officer under delegated powers. She had been absent on holiday during the internal consultation process, but her personal view that the matter should have been referred to committee would not have affected the outcome in any event because the three other WDDC consultees had all supported the matter being dealt with by the officer without reference to committee.

The chairman stressed that the application had been approved by WDDC and, however regrettable that might be, it was now a simple matter of fact which could not be undone.

He referred to conditions 5. and 6. of the decision notice which sought, in part at least, to address some of the concerns about the potential physical consequences and impacts of the implementation of the permitted development.

The town council's concerns remained, and the goodwill and co-operation of the town council was still likely to be critical to the practical implementation of the permission given its position of ownership and control of the Marine Parade.

He supported the council staying closely in touch with the applicant's agent to ensure that the council was well-informed about the potential next steps.

Cllr. D. Hallet expressed his astonishment that the application had been approved by WDDC and felt that the town council needed to be prepared to take specialist

advice and legal action if necessary to prevent the scheme from happening. He felt that adequate budgetary provision should be made available. He warned about the potential risk of significant ground movement if the planned excavation went ahead.

Cllr J. Broom emphasised that the application had been passed and it was now about project management and implementation. The town council needed to continue to liaise with the planning officer and the applicant or his agent. This view was echoed by Cllr Mrs. M. Ellis.

The deputy town clerk was requested to continue to liaise closely with all relevant parties.

NOTED

18/121/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/18/002803-LBC** (Received 18 January 2019)
Dewing – External works to repaint walls and woodwork – The Little Place, Silver Street Lyme Regis, DT7 3HR

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

- 2) **WD/D/18/002841-FULL** (Received 10 January 2019)
Sweeney - Erect Extensions and alterations - 1 Fairfield Park, Lyme Regis DT7 3DS

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

- 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

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

(Cllr. D. Hallett voted against)

- 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 DT73HR

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

- 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

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

- 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

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

- 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

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

18/122/P Amended/Additional Plans

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

18/123/P Withdrawn Applications

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

18/124/P Planning Decisions

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

18/125/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters

The meeting closed at 8.01pm.