



John Wright
Town Clerk

Lyme Regis Town Council

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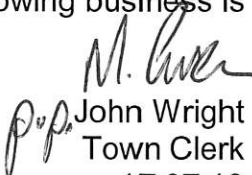
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Planning Committee

Core Membership: Cllr G. Turner (chairman), Cllr B. Larcombe MBE (vice-chairman), Cllr Mrs M. Ellis, Cllr J. Broom, Cllr J. Scowen, 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 23 July 2019 commencing at 7.00pm, when the following business is proposed to be transacted:


John Wright
Town Clerk
17.07.19

The open and transparent proceedings of Full Council and committee meetings will be audio recorded and recordings will be held for one year by the town council.

If members of the public make a representation to the meeting, they will be deemed to have consented to being audio recorded.

If members of the public have any queries regarding audio recording of meetings, please contact the town clerk.

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 25 June 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 25 June 2019

There are no matters arising on this agenda.

7. Update Report

There is no update report on this agenda.

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

To note amended plans

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 Dorset Council regarding planning related matters

For members to be made aware of letters from West Dorset District Council relating to planning matters – there is no correspondence on this agenda.

13. Planning and Listed Building Consent Applications, Rock Point Inn, 1 Broad Street, Lyme Regis

To update members on the applications relating to the Rock Point Inn and to invite the committee to express a view on the amended plans received to date

14. Member Planning Training Action Plan

To inform members about the draft action plan arising from the recent member planning training days and to invite comments as appropriate

15. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 25 JUNE 2019**

Present:

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

Also Present: Cllr Ms. B. Bawden

Officers: Mark Green (deputy town clerk)

19/15/P Public Forum

Elliott Herbert, the applicant in respect of WD/D/19/001306, explained the proposed changes to the originally permitted design and the reasons for them.

19/16/P Apologies

There were no apologies for this meeting.

19/17/P Minutes

Proposed by Cllr J Broom and seconded by Cllr Mrs. M. Ellis, the minutes of the meeting held on 28 May 2019, were **ADOPTED** without amendment.

19/18/P Disclosable Pecuniary Interests

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

19/19/P Dispensations

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

19/20/P Matters arising from the minutes of the meeting held on 28 May 2019

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

19/21/P Update Report

There were no matters to be updated at this meeting.

19/22/P Planning Applications

Planning applications were considered in accordance with the details circulated.

AGENDA ITEM 3

Because the applicant in respect of application WD/D/19/001306 was present at the meeting, the chairman agreed to that item being considered first. He then introduced each planning application in turn and invited the views of members.

- 1) **WD/D/19/001306-FULL** (Received 7 June 2019)
Herbert – Erection of First and Second floor extension with a fibreglass roof to form enclosed staircase and insert window to Second floor – Annexe, The cottage, Lyme

*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

- 2) **WD/D/19/000493-LBC** (Received 8 June 2019)
Hickman – Installation of two CCTV cameras – Flat 2, Gatesfield, Sidmouth Road, Lyme Regis, DT7 3EQ

*Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*

- 3) **WD/D/19/001074-VARIATION** (Received 15 May 2019)
Larcombe – Erect single storey side extension to Club House, increase size of car park & resurface with tarmac. Construct covered grandstand seating area (with variation of condition 1 of planning permission WD/D/16/000708 to amend plans to relocate the proposed grandstand from the northern side of the pitch) – Lyme Regis Football Club, Charmouth Road, Lyme Regis, DT7 3DW

*Members recommended that the variation of condition be **approved** because there were no material planning considerations that would warrant its refusal.*

- 4) **WD/D/19/001094-FULL** (Received 25 May 2019)
Cleal – Erection of 1.No Dwelling. – 49 Queens Walk, Lyme Regis, DT7 3BH

*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

- 5) **WD/D/19/001118-FULL** (Received 23 May 2019)
Dewing – Proposed conservatory extension, Car Port, External Steps and Outbuilding. – The Little Place, Silver Street, Lyme Regis, DT7 3HR

AGENDA ITEM 3

*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

- 6) **WD/D/19/001119-LBC** (Received 23 May 2019)
Dewing – Internal and external alterations to facilitate a proposed conservatory extension, car port, external steps and outbuilding. – The Little Place, Silver Street, Lyme Regis, DT7 3HR

*Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*

- 7) **WD/D/19/001223-FULL** (Received 2 June 2019)
Kinnersley – Erect dwelling – St Vincent, Cobb Road, Lyme Regis, DT7 3JS

*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

19/23/P **Amended/Additional Plans**

There were no amended or additional plans to be considered at this meeting.

19/24/P **Withdrawn Applications**

There were no withdrawn applications.

19/25/P **Planning Decisions**

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

19/26/P **Correspondence from Dorset Council regarding planning related matters.**

The correspondence received from Dorset Council regarding planning related matters was **NOTED**.

The meeting closed at 7.38pm.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 23 July 2019
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/19/001418 LISTED BUILDING CONSENT** (Received 16th June 2019)
Wilkinson – Alterations to existing rear extension, including damp proofing, insertion of a new flue, opening up of fireplaces, window and plaster repairs and replacement of ridge tiles. – 26 Coombe Street, Lyme Regis, DT7 3PP
- 2) **WD/D/19/001429 VARIATION OF CONDITION** (Received 22 June 2019)
Rewrie – Erection of dwelling & detached garage (revised design to p.p 1/D/12/000329) (Retrospective) (with variation of Condition 1 of planning permission WD/D/18/000033 – to amend approved plans). – Mirador, Portland Court, Lyme Regis, DT7 3ND
- 3) **WD/D/19/001597 FULL** (Received 13 July 2019)
Watson – Erect extension and alterations – 3 Pine Ridge, Lyme Regis, DT7 3HP
- 4) **WD/D/19/001493 FULL** (Received 17 July 2019)
Highet – Demolish shed erect extension and replacement workshop – 44 Sherborne Lane, Lyme Regis, DT7 3NY
- 5) **WD/D/19/001494 LISTED BUILDING CONSENT** (Received 17th July 2019)
Highet- Alterations and erect single storey extension- 44 Sherborne Lane, Lyme Regis, DT7 3NY

**LYME REGIS TOWN COUNCIL
PLANNING AND HIGHWAYS COMMITTEE – 23 JULY 2019
AMENDED/ADDITIONAL PLANS**

1) WD/D/19/001605FULL

(Received 10 July 2019)

Cook – Erection of two storey rear extension, extension to garage and installation of dormer windows. – Langmoor House, Pound Street, Lyme Regis, DT7 3JA

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 23 JULY 2019
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/18/002303 FULL** (Received 18 June 2019)
Fortnam – Demolition of garage – Coppers, Penny Plot, Lyme Regis, DT7 3NE
Approval of Planning Permission
Recommend approval
- 2) **WD/D/18/002851 FULL** (Received 9 July 2019)
Smith - Remove existing roof and replace with first floor extension – 7 Charmouth Close, Lyme Regis, DT7 3DJ
Approval of Planning Permission
Recommend approval
- 3) **WD/D/19/000233 FULL** (Received 9 July 2019)
Pickett - 2 storey extension and new detached double garage – Rashwood Lodge, Clappentail Lane, Lyme Regis, DT7 3LZ
Approval of Planning Permission
'Members recommended refusal given the overbearing size of the extension, and the impact and degree of intrusion upon the privacy of the neighbouring property'
- 4) **WD/D/19/000663 FULL** (Received 10 July 2019)
Felton – Internal remodeling of existing first floor flat and conversion of remaining attic space with the construction of a dormer to form dual use of ancillary accommodation to first floor flat and separate studio flat. – 16A Church Street, Lyme Regis, DT7 3DB
Approval of Planning Permission
'Members recommended that the application be approved because there were no material listing considerations that would warrant it's refusal'
- 5) **WD/D/19/000799 FULL** (Received 8 July 2019)
Trevett – Installation of stainless steel flue – 12 Henry's Way, Lyme Regis, DT7 3BW
Approval of Planning Permission
'Members recommended that the application be approved because there were no material planning reasons for it's refusal'
- 6) **WD/D/19/001068 FULL** (Received 20 June 2019)
Haseman – Demolish existing garage buildings and replace with side extension – 11 Upper Westhill Road, Lyme Regis, DT7 3ER
Approval of Planning Permission
'Members recommended that the application be approved because there were no material planning reasons for it's refusal'

AGENDA ITEM 11

- 7) **WD/D/19/001082 LISTED BUILDING CONSENT** (Received 14 June 2019)
Bramston – Renewal of slate walling, repairs of external wall finishes, and replacement windows – 14 Pound Street, Lyme Regis, DT7 3HZ
Approval of Listed Building Consent
'Members recommended that the application be approved because there were no material listings considerations that would warrant it's refusal'
- 8) **WD/D/19/001074 VARIATION OF CONDITION** (Received 11th July 2019)
Larcombe – Erect single storey side extension to Club House, increase size of car park & resurface with tarmacadam. Construct covered grandstand seating area (with variation of condition 1 of planning permission WD/D/16/000708 to amend plans to relocate the proposed grandstand from the northern side of the pitch to the southern side of the pitch) – Lyme Regis Football club, Charmouth Road, Lyme Regis DT7 3DW
Approval of Planning Permission
'Members recommended that the variation of condition be approved because there were no material planning considerations to warrant it's refusal.'
- 9) **WD/D/19/000740 FULL** (Received 11th July 2019)
Alner– Relocation of vehicular entrance and driveway – Bonaventure House, Uplyme Road, Lyme Regis, DT7 3LS
Approval of Planning Permission
'Members recommended that the application be approved because there were no material planning reasons for it's refusal'.

Committee: Planning

Date: 23rd July 2019

Title of Report: Correspondence from Dorset Council (DC) regarding planning-related matters

Purpose of Report

To make members aware of letters from DC about planning matters

Recommendation

Members note the report

Background

1. Correspondence has been received from DC 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. Request for confirmation of compliance with condition 2 of planning approval WD/D/18/001538 Maroc House, 2 Coram Court, Lyme Regis, DT7 3GE
4. Notification of a meeting for application WD/D/19/000233 - 2 Story extension and new detached double garage – WD/D/19/000233 Rashwood Lodge, Clappentail Lane, Lyme Regis, DT7 3LZ

Elaine Pawsey
Senior administrative assistant
July 2019

Committee: Planning

Date: 23 July 2019

Title: Planning and Listed Building Consent Applications, Rock Point Inn, 1 Broad Street, Lyme Regis

Purpose

To update members on the applications relating to the Rock Point Inn and to invite the committee to express a view on the amended plans received to date

Recommendation

That members consider the latest position and plans relating to the Rock Point Inn, 1 Broad Street, Lyme Regis and comment as appropriate.

Background

1. On 2 April 2019, this committee considered the following applications for planning permission and Listed Building Consent:

WD/D/19/000381-FULL & WD/D/19/000382-LBC (Received 12 March 2019)
St. Austell Brewery – Proposed internal and external alterations to the existing premises comprising of an existing public house, fish & chip shop takeaway and a kebab shop to accommodate a new public house/restaurant use with accommodation on the upper floors to accommodate a managers flat and hotel bedrooms along with 3 condenser units to 2nd floor roof and 2 louvres to 'Buddle' side wall and new external finishes including new external seating and upgrading of external seating areas. – 1 Broad Street, Lyme Regis, DT7 3DQ

2. The committee recommended that both applications be approved, although there was some minor concern that a balcony indicated on the southern elevation might affect property that may not be in the ownership of the applicant.
3. Since the committee's consideration of the applications, it became clear that the Conservation Officer had serious concerns about various aspects of the applications, primarily relating to the impact on internal features. There appeared to be a significant risk that the applications would be refused and that the proposed reuse of the property might be in jeopardy.
4. The Mayor, Ward Member and deputy town clerk have all corresponded with the planning authority in an attempt to better understand the planning concerns and to find a way forward which would allow the proposals to proceed in a way which was both sympathetic to the building and commercially viable. It was noted that the building was especially prominent in the very heart of the town and that any risk of its beneficial reuse being put in jeopardy was of great local concern.

Report

5. In the last month, various meetings have taken place, both internal to the planning authority, with the applicant and on site. Following a site meeting on 25 June, the case officer wrote:

'The site visit and meeting on site was proved very useful and alloweda good understanding of the listed building and it's significance. We just had a couple of relatively small suggestions to make regarding some internal walls and new external openings.

The agents for the current applications have already provided amended drawings to reflect these and they are available to view on our website for your information. We have not re-consulted with the Town Council as the amendments are fairly minor in nature and do not significantly change the scheme as a whole, but we would welcome any further comment(s) from the Town Council if there were to be any forthcoming.

At present I am currently waiting for some final comments.....before finalising my recommendation on these applications.

At the moment an extension of time has been agreed to 25 July and I am hopeful of meeting this target date.

One particularly positive outcome from the meeting on site was a brief discussion on potential alterations to enhance the shopfront of the existing fish and chip shop. These were well received by all parties on site and we have been informed that this particular set of alterations will form part of separate forthcoming planning and Listed Building Consent applications, rather than as part of the existing applications - so I'm sure the Town Council will see these proposals in due course.'

6. Given the revised deadline of 25 July and the invitation for the town council to comment again on the revised plans, it is suggested that members take advantage of this opportunity to thank the planning authority for its constructive attempts to reach a positive outcome, support the amended plans and reiterate the importance for the town of reaching a solution which is both sympathetic to the Listed Building **and** which safeguards its beneficial and long-term use.
7. Copies of the amended plans will be displayed at the meeting in the usual way.

Mark Green
Deputy town clerk
July 2019

Committee: Planning

Date: 23 July 2019

Title: Member Planning Training Action Plan

Purpose

To inform members about the draft action plan arising from the recent member planning training days and to invite comments as appropriate.

Recommendation

That members consider the draft action plan arising from the recent member planning training days.

Background

1. Member planning training was run by Simon Williams of Footprint Futures, Planning and Regeneration on 25 June and 2 July 2019.

Report

2. Simon has now issued a suggested action plan and this is attached as **appendix 14a**.
3. Although most of the recommended actions are accepted, the suggestion that the town council monitor compliance with planning conditions is not felt to be practicable. It would involve considerable additional work and a degree of detailed planning, technical and materials knowledge which is not realistic.
4. In addition, it is felt that the main focus should be on those applications where members feel that permission should not be granted or on those which are only considered acceptable subject to specific conditions. The vast majority of applications are relatively straightforward and are recommended for approval by this council in their submitted form and are subsequently granted permission by the planning authority.

Mark Green
Deputy town clerk
July 2019

'Planning Demystified' Training Lyme Regis Town Council July 2019 - Group Action Plan

Group Actions

- Aim to develop better relationships and communication with other Dorset Town Councils, with a view to joint representations and meetings with new senior officers at Dorset Council responsible for planning, to ensure greater appreciation of different roles, with a view to developing a better relationship than has been prevalent in the past with previous local authorities.
- Respond to planning applications in a more professional manner by ensuring that comments on applications are based on 'Material Planning Considerations' and the wording within Local Plan policies and make use of Guidance Document on material considerations provided to Councillors
- Ensure greater consistency when the Town Council makes representations on applications and refer to policies and statements in the NPPF and Local Plans, *both* when supporting applications for approval and seeking and recommending refusals of permission.
- Refer more to planning conditions that should be imposed, to either overcome what otherwise might be a reason for refusal, or to enhance the development.
- Likewise, request that matters to enhance the locality and secure improvements to the development be included within a 106 Agreements, between the applicant and the Dorset Council when appropriate, and when the issue may not be suitable as a planning condition, or Community Infrastructure Levy.
- Take advantage of LRTC's ability to speak at Planning Committee's at Dorset Council when appropriate.
- Monitor new developments more rigorously and liaise with the Dorset Council to ensure that planning conditions are actually met and adhered to. Act as the 'eyes and ears' of Dorset Council in the locality.
- Take a greater interest and role in planning appeals in the area and consider making representations on appeals if this is not done already.
- The Bubble Diagram below shows those who may be involved in major applications.
- Material Consideration Slides also provided below for reference

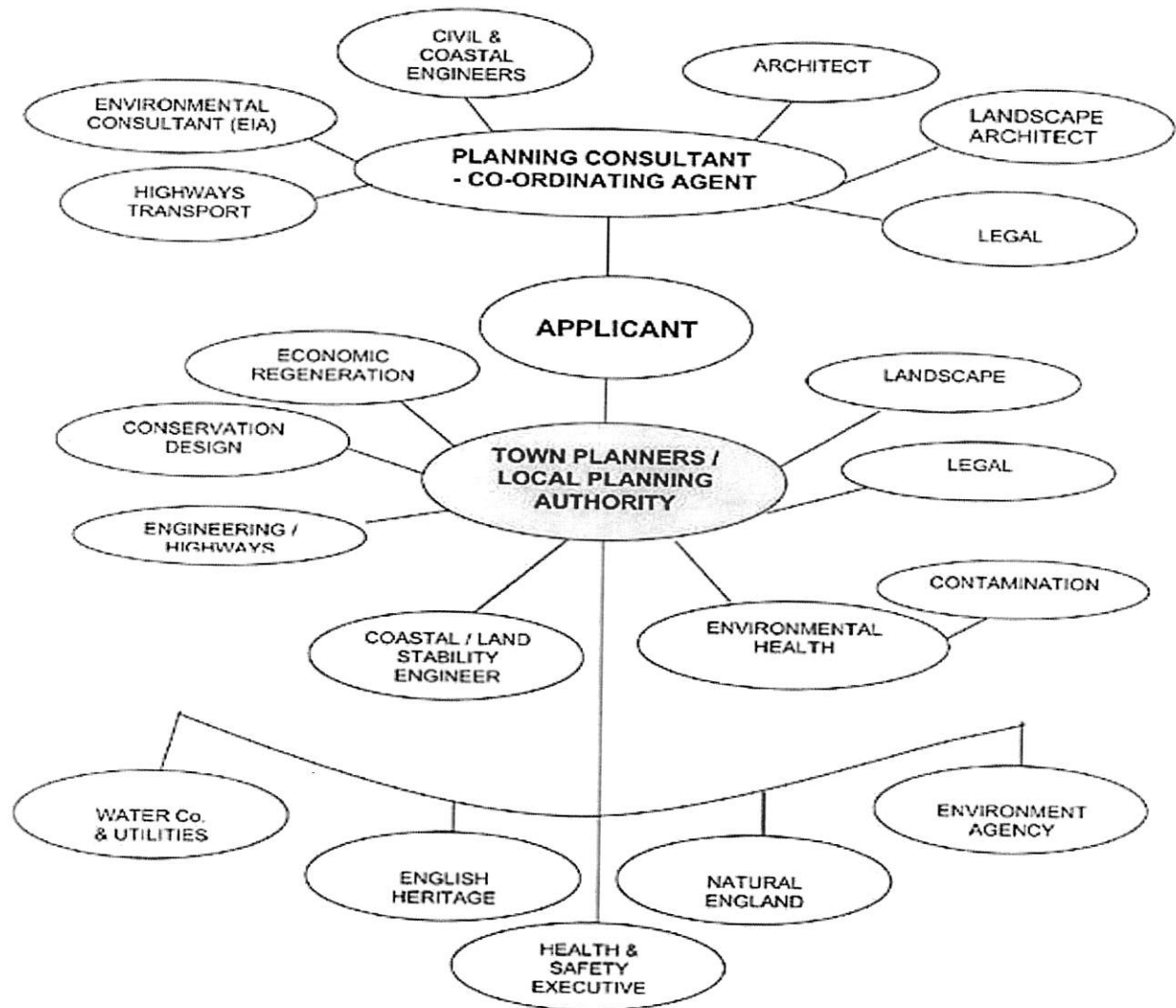
Simon Williams

Footprint Futures – Planning & Regeneration

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07980730004

APPLICANT & CONSULTANTS



LOCAL AUTHORITY AND PUBLIC AGENCIES

Material Planning Considerations 1



• **Material or Not?**

- Property Values - No
- Residential Amenity - Yes
- Views – Not Unless Public
- Land Ownership - No
- Alternative Land Uses – No Unless in Local Plan
- Traffic & Parking issues - Yes
- Personal Circumstances – No Unless Special Circumstances
- Too many Already – No, not in itself

Material Planning Considerations 2

• **Material or Not?**

- Boundary Disputes - No
- Party Walls; Joining On - No
- Noise, Vibration & Soundproofing - Yes
- Limit Hours of Operation- Yes
- Design and Materials, bricks /windows – Yes
- Personal Prejudice or Likes/Dislikes – No!
- Economic Viability; Special Circumstances
- Reasons for Refusal Must be Policy Based
- **Guidance Document Provided!!**

