



John Wright
Town Clerk

Lyme Regis Town Council

Town Council Office
Guildhall Cottage
Church Street
Lyme Regis
Dorset
DT7 3BS

Tel: 01297 445175

Fax: 01297 443773

email: enquiries@lymeregistowncouncil.gov.uk

Planning Committee

Core Membership: Cllr G. Turner (chairman), Cllr B. Bawden Cllr J. Broom Cllr M. Ellis, Cllr B. Larcombe MBE, Cllr C. Reynolds, and Cllr S. Williams

Notice is hereby given of a meeting of the Planning Committee to be held on the Zoom video conferencing facility <https://us02web.zoom.us/j/81343547752> on Tuesday 16 February 2021 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
10.02.21

This is a formal council meeting, where the same standards of behaviour as normal are expected and all members are bound by the code of conduct.

This meeting will be 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 you wish to speak, please raise your hand and you will be invited to speak by the chairman, at which point your microphone will be unmuted.

Voting will also take place by show of hands and the chairman will indicate the votes have been noted.

If members have a pecuniary interest, they will be placed in the 'waiting room' where they cannot hear or participate in discussion and voting.

*Members of the public can make representations at the beginning of the meeting in the usual way. **To ensure the smooth running of the meeting, members of the public are asked to provide advance notice and details of the issue they intend to raise.***

If technical issues occur, the meeting may be paused to re-establish a connection. If a technological failure prevents the public from accessing the meeting or the meeting is no longer quorate, the chairman may adjourn the meeting.

Members are reminded that in reaching decisions they should take into consideration the town council's decision to declare a climate emergency and ambition to become carbon neutral by 2030 and beyond.

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 19 January 2021 (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
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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 19 January 2021

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

There are no amended plans on this agenda.

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

There is no correspondence for this agenda.

13. Dorset Local Plan- next stage of Consultation Process

To inform members about the next stages of the consultation process for the emerging Dorset Local Plan and to seek members views on those matters identified in the consultation document

14. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE VIRTUAL MEETING HELD ON WEDNESDAY 19 JANUARY 2021**

Present:

Chairman: Cllr G. Turner

Members: Cllr J. Broom, Cllr B. Larcombe MBE, Cllr C. Reynolds and Cllr S. Williams

Officers: Mr M. Green (deputy town clerk)

Absent: Cllr M. Ellis

19/150/P Public Forum

Two members of the public who had given notification of their wish to speak, one in respect of application number **WD/D/20/002648** and the other in respect of **MLA/2020/00202**. The chairman agreed to let them speak when those applications were considered and to take application **WD/D/20/002648** first.

19/151/P Apologies

There were apologies for absence from Cllr B. Bawden (prior engagement).

19/152/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr B. Larcombe, the minutes of the meeting held on 2 December 2020 were **ADOPTED**.

19/153/P Disclosable Pecuniary Interests

There were none.

19/154/P Dispensations

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

19/155/P Matters arising from the minutes of the meeting held on 2 December 2020

There were no matters arising.

19/156/P Update Report

There were no updates.

19/157/P Planning Applications

Planning applications were considered in accordance with the details circulated.

- 1) **WD/D/20/002648-LBC** (Received 29 November 2020)
Sankey – Installation of a Velux conservation roof light and internal alterations to include the exposure of roof trusses, purlins and some struts, replacement stud work and opening of blocked door and associated works – Flat 2, 16 Coombe Street, Lyme Regis, DT7 3PR

The applicant indicated that he had no additional comments to make but was happy to answer any questions members may have.

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

- 2) **WD/D/20/002070-FULL** (Received 30 November 2020)
Layavoo - Change of use from C2 Residential Nursing Home to C3 Dwelling House – Tree Tops, Timber Hill, Lyme Regis, DT7 3HQ

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

- 3) **WD/D/20/002374-FULL** (Received 29 November 2020)
Luxton - Erection of two storey and single storey rear extension with new raised patio area – 38 Summerhill Road, Lyme Regis, DT7 3DT

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

- 4) **WD/D/20/002375-FULL** (Received 30 November 2020)
Kingston – Erection of dwelling – Boston, Coram Avenue, Lyme Regis, DT7 3LB.

Members discussed the application at some length and had various concerns about the scale, design and impact of the proposed dwelling.

Members recommended that the application be refused because the proposal involves an overdevelopment of the site, a design which is out of keeping with neighbouring properties and a layout and location of windows which would result in the overlooking of the adjoining property, Holmbush, with a resulting and unacceptable loss of that properties residential amenity.

AGENDA ITEM 3

- 5) **WD/D/20/002539-FULL** (Received 17 December 2020)
Betchley – Erect two storey extension to front elevation – Meadway, Charmouth Road, Lyme Regis, DT7 3DP

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

- 6) **WD/D/20/002578-FULL** (Received 10 December 2020)
Highet – Demolish existing timber outbuildings and erect single storey extension and glazed conservatory / link structure and minor alterations to existing hall – 44 Sherborne Lane, Lyme Regis, DT7 3NY

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

- 7) **WD/D/20/002579-FULL** (Received 10 December 2020)
Highet – Demolish existing timber outbuildings and erect single storey extension and glazed conservatory / link structure and minor alterations to existing hall – 44 Sherborne Lane, Lyme Regis, DT7 3NY

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

- 8) **WD/D/20/002647-FULL** (Received 29 November 2020)
Moulder – Erect first floor extension with dormer window – Flat 3, 38 Silver Street, Lyme Regis, DT7 3HS

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

- 9) **WD/D/20/002846-CHANGE OF USE** (Received 9 January 2021)
Langdon – Change of use of café area ancillary to retail unit from class A1 (now E(b)) to 1.no dwelling (c3) – 37 Broad Street, Lyme Regis, DT7 3QF

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

- 10) **WD/D/20/002752-FULL** (Received 17 December 2020)
Lay – Extension to southeast elevation of garage – Garage south of, Pooles Court, Lyme Regis

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

AGENDA ITEM 3

- 11) **WD/D/20/002775-LBC** (Received 24 December 2020)
Gross – Internal alterations to provide a wash hand basin at second floor level – Flat 2, Cobb House, Marine Parade, Lyme Regis, DT7 3JF

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

- 12) **WD/D/20/002799-FULL** (Received 6 January 2021)
LRTC – Reduce projection of first floor Council Chamber oriel window and carry out essential stone repairs to Mayor's Parlour oriel window and pediment over front door – The Guildhall, Bridge Street, Lyme Regis, DT7 3QA

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

- 13) **WD/D/20/002800-LBC** (Received 6 January 2021)
LRTC – Reduce projection of first floor Council Chamber oriel window and carry out essential stone repairs to Mayor's Parlour oriel window and pediment over front door – The Guildhall, Bridge Street, Lyme Regis, DT7 3QA

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

- 14) **WD/D/20/002852-LBC** (Received 9 January 2021)
Swinson – Removal and replacement of both timber front doors and internal and external repairs to windows, cills, plaster and associated works – 12 Cobb Road, Lyme Regis, DT7 3JU

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

- 15) **WD/D/20/002994-FULL** (Received 8 January 2021)
Connell – Demolish existing summerhouse and erect 1. No Dwelling and a pottery shed – The Summerhouse, Marine Parade, Lyme Regis.

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

- 16) **MLA/2020/00202**
(N.B. this is an application to the Marine Management Organisation and cannot be found on the Dorset Council website. The deputy town clerk will report full details at the meeting)

Dorset Council – Construction of new works – Repair of existing slipway and alteration and extension to create an external area to east of slipway

AGENDA ITEM 3

James Radcliffe, the harbourmaster, explained the technical details of the application, the reasons for its submission and the operational benefits it would bring to the operation and management of the harbour.

Members were unanimously supportive of the application and agreed that the Marine Management Organisation be notified of this support.

19/158/P Amended/Additional Plans

There were no amended/additional applications to be considered at this meeting.

19/159/P Withdrawn Applications

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

19/160/P Planning Decisions

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

19/161/P Correspondence from Dorset Council regarding planning related matters.

Correspondence from Dorset Council relating to application was **NOTED**.

The meeting closed at 8.32 pm.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 16 FEBRUARY 2021
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/20/002936 VARIATION OF CONDITION** (Received 15 January 2021)
De-Voisey- Erection of dwelling (Variation of condition 3 of planning permission
WD/D/19/002007 – materials) – The Nags Head, Silver Street, Lyme Regis, DT7 3HS

- 2) **WD/D/20/003143 FULL** (Received 15 January 2021)
Shrubb - Two Storey rear extension – Swift cottage, Charmouth Road, Lyme Regis,
DT7 3DP

- 3) **WD/D/20/003227 FULL** (Received 17 January 2021)
Hale – Erection of two storey rear extension and loft conversion with construction of
dormer window and insertion of a Velux type roof window and a Velux type Cabrio
window – 24 Talbot Road, Lyme Regis, DT7 3BB

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 16 FEBRUARY 2021
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/20/002270 FULL** (Received 12 January 2021)
Saunders – Install window to front elevation and erect cladding to match existing
Approval of Planning Permission
'Members recommended that the application be approved because there were no planning conditions to warrant its refusal'.

Committee: Planning Committee

Date: 17 February 2021

Title: Dorset Local Plan- next stage of Consultation Process

Purpose of the Report

To inform members about the next stages of the consultation process for the emerging Dorset Local Plan and to seek members views on those matters identified in the consultation document

Recommendation

Members consider the attached consultation material received from Dorset Council and comment as appropriate.

Background

1. The local plan for an area is the strategic document which sets out a wide range of planning policies which help determine the spatial planning for that area, including the scale, location and quality of growth, together with the overall settlement hierarchy.
2. The plan informs the location, number and type of dwellings, jobs and employment, retail, leisure and recreation, etc. It also covers a range of 'cross-cutting' issues such as the environment, energy, waste, transport, coastal defence, etc, etc. It is also used to help determine whether individual planning applications can be supported.
3. The Dorset Council (DC) plan is largely land-based. Maritime issues are addressed separately by the Marine Management Organisation. There are some topics of joint concern; such as coastal margins, coastal defence, harbour-related issues and the impacts of land-generated 'discharges' on maritime water quality.
4. The previous local plan was in the process of being reviewed by West Dorset District Council (WDDC) in 2017 prior to local government reorganisation. That review was well-advanced when Dorset Council (DC) came into existence. However, because DC covered a much larger geographic area than did WDDC, and because the other district councils' plans were all at varying stages of review or completion, DC decided it was best to start from scratch on an entirely new local plan covering the entire DC area.

Report

5. DC are now embarking on a further round of consultation about the new plan. The consultation period ends on 15 March and DC has produced a range of consultation material to assist the public and town and parish councils engage with the process.

6. The consultation material includes written information, together with various podcasts and webinars. All of that material can be accessed from the following link: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/dorset-council-local-plan-consultation-materials.aspx> If this link doesn't work, cut and paste into any web browser, excluding Internet Explorer. Members are encouraged to access this information prior to the meeting if possible.
7. The specific town council engagement presentation is also attached to this report as an appendix to assist with discussion at the meeting. The presentation sets out various topics on which views are sought. The intention is to run through this presentation at the meeting and to obtain responses to the various questions asked.
8. To further assist members with their consideration of the matter, a copy of this council's earlier response to the WDDC local plan review in 2017 is also attached as **appendix 13b**. This may provide some useful local context to any discussion.
9. The town council's consideration of this matter has been publicised on the website and through social media and anyone interested in participating in the discussion has been invited to attend.
10. Any recommendations from this council will be considered by the Full Council 3 March 2021.

Mark Green
Deputy town clerk
February 2021

Response from Lyme Regis Town Council to the Initial Issues and Options Consultation for the Joint Local Plan Review for West Dorset, Weymouth and Portland

Context to Response

The town council recognises the limitations for development at Lyme Regis outlined in the Initial Issues and Options Consultation and agrees that it is constrained by a number of significant environmental factors, all of which combine to make the identification of sites suitable for new development particularly difficult. These factors include:

- Land instability
- The extent of the developed area and the lack of any substantial remaining land available within the town's boundary.
- The designation of Dorset and East Devon World Heritage site
- The Dorset and East Devon AONB's
- The extensive Lyme Regis Conservation Area and the large number of other Listed Buildings and heritage assets
- The high quality of the town's general landscape setting
- The general topography of the area with steep slopes and few areas of level ground

There are also broader issues which the council has concerns about and feel are additional considerations; these include:

- The very high and growing number of elderly, retired residents
- The very high and growing number of second and holiday homes
- The preponderance of low-wage and seasonal jobs
- Very high housing prices and limited availability of 'affordable' homes for first-time buyers.
- Very limited investment in new town infrastructure
- Poor and reducing levels of public transport and other public services
- Remote location at the furthest reach of the District and County and their support services
- High levels of traffic congestion; especially during the summer period
- Poor access and significant restrictive pinch-points in areas of the town, with little or no means to improve it given the nature of the existing, and listed, built environment

More specifically:

Over 35% of the local population is aged 65+. This is far higher than the Dorset average (26%) and more than double the average for England and Wales as a whole (17%).

More than 20% of all properties in the town are second or holiday homes and this number is growing. It also excludes many of the numerous holiday chalets and static caravans, large numbers of which are owned and occupied as second homes and not all of which appear on the council tax data base.

Almost half (48%) of the local jobs are part-time and many are seasonal. Wage levels are very low compared with the national average and low compared to regional and Dorset averages. The scope for large-scale commercial development generating new forms of higher paid, quality employment is severely limited and realistically unattainable in Lyme Regis. This results in the long-established recognition that those seeking

careers in higher quality and better paid employment will inevitably move or commute to other established towns and centres that can provide such work and income.

This, in conjunction with the seventh highest level of average house prices in any of the UK's seaside towns (£343k in 2015), means that house purchase affordability for local young people is amongst the worst in the UK; with a typical multiplier of 15+. This is far beyond the level at which any bank or building society will currently lend. (As a group, seaside towns have experienced much higher levels of growth in house prices (31%) than the overall 10 year U.K average).

Local demand for affordable housing exceeds supply. The limited availability, together with low levels of new provision, mean that many local young people and families have little choice but to consider living in nearby towns such as Axminster and Bridport or further afield in larger towns such as Dorchester, Yeovil, Taunton and Exeter where average house prices are much lower and affordable housing (and jobs) more plentiful.

This situation in Lyme reflects the trend found in many seaside and smaller market towns across the South West towards an ever ageing, non-working population and a preponderance of second and holiday home ownership by those who spend much of the year living and working elsewhere and contributing little towards the local economy or community on a day-to-day basis.

The town council commends the recent partnership between the Lyme Regis Community Land Trust (CLT) and Yarlinton Housing which has led to the development of 15 new affordable homes at Timber Hill. The involvement of the CLT allows local control of the allocations policy and ensures, importantly, that the properties will be retained in perpetuity for rented occupation by local young people and families.

The town council would welcome this model being repeated more widely on other suitable sites in and around Lyme Regis.

Possible Development Options

With regard to the proposed 'major' sites options L1 and L2, the council does not generally accept the benefit to Lyme Regis of allocating larger sites for the provision of predominantly open market housing.

Such properties will not be affordable for local people and are likely to exacerbate the increasing number of second and holiday homes. Given the severe lack of land suitable for development, it is felt more appropriate to release this valuable and rapidly diminishing resource for smaller-scale development over a longer period rather than permit larger-scale developments which will exhaust the land resource, put unacceptable strain on the town's constrained existing infrastructure and leave no land available to meet future needs.

With regard to the two suggested options:

L1 (North of Lyme Regis)

This site is currently subject to problems with both surface and ground water flooding. The council is concerned that it would be technically difficult to adequately mitigate these issues. The council also has severe reservations about how the site could be safely accessed and the wider adverse impact on the existing and already very sub-standard highway infrastructure in the area; particularly having regard to the increased pressure already seen on the use of the 'greenway' (Colway Lane) from the current Bloor Homes development.

Increased development in this location will also add to the severe highway access problems already experienced in Haye Lane and Roman Road caused by vehicles accessing from the north and west from the Uplyme (Devon) direction. Vehicles taking a wider access route will cause additional congestion through the narrow streets of the already busy town centre.

The Bloor Homes site, when completed, will have added significantly to the highways and access problems in other parts of the town and it is the council's firm view that any further increase in development cannot be considered appropriate without a real and substantial reappraisal of viable options to resolve the significant highway problems that will inevitably occur. The existing recent development has taken the highway issues of the area to its tipping point. Any further development in this location cannot possibly be accommodated by the current highway network and within the current problems and constraints of the area.

Given Lyme's remote location, a move towards more sustainable solutions with reduced car ownership and use is not a realistic option; particularly with diminishing levels of public transport serving the area.

The site is also within the West Dorset AONB and the loss of this site to development would involve a significant adverse impact on the existing character of the area and its amenity value to local residents.

L2 (Timber Hill)

The council notes that this site is not actually within any of the broad areas of search identified in Figure 14.3 on page 88 of the Initial Issues and Options Consultation; although it does adjoin 'Area B'.

The council also notes that this site is currently in use as a large site for around 150 static and privately-owned caravans.

It acknowledges that any development appraisal may take place at a later stage in the review process, but would formally wish to comment at this stage that the existing use value is almost certainly FAR greater than its potential value based on the proposed change of use to 80 dwellings. For this reason, the council questions whether the site is ever likely to come forward for redevelopment.

The council considers that the value of the existing use to the local economy is greater than the proposed use.

Whilst the general presumption in favour of preferring previously used or 'brownfield' sites is acknowledged and understood, the council does not consider that to be sufficient justification for the allocation of a site in current beneficial use and one which has a significant positive economic impact for the town.

In reality, the proposed development of this site would represent a net reduction of about 70 in the overall number of 'dwellings' on this site; only 3 of the 153 existing static caravans are let on a short-term basis as 'holiday' lets. The remainder are owner-occupied. The council notes that there is no suggestion that the existing caravan park be relocated and questions how and where this might be achieved even if it were to be proposed.

Other Sites

The council notes that land at Strawberry Fields (Timber Hill) is almost wholly contained within 'Area B' of the broad areas of search identified in Figure 14.3 on page 88 of the Initial Issues and Options Consultation.

This site is adjacent to L1 and its development would not involve any adverse economic impact on the town. The land has long been locally earmarked for new and improved leisure facilities for the town and is currently retained on a lease by the town council with a view to securing this use.

The town council may, if supported by the landowner, be willing to consider some limited open market residential development on this site provided it specifically helped to enable the desired leisure development of the remainder of the site. Any such proposal would have to be considered on its individual merits in satisfying the objectives for the site.

Affordable Housing

Achieving the provision of an adequate supply of affordable housing of a suitable tenure for use by local people is a high council priority. Although the council has indicated that it does not generally support the principle of affordable housing being cross-subsidised by open market housing, this is primarily because of concerns about how this can be adequately controlled to ensure the delivery of sufficient numbers of affordable homes of suitable (to rent) tenure. The council also wishes to ensure that affordable housing is retained for that purpose in perpetuity rather than lost to 'right to buy'.

The council is aware that several housing providers now provide both open market and affordable housing within their business model. If such providers were to come forward with proposals in conjunction with the CLT then the council would be happy to consider such proposals on their individual merits.

Self-Build Housing

The council's comments set out in the attached response are self-explanatory.

Employment Land

Although the council has supported the retention of 'Key Employment Site' status for the Lyme Regis Business Park off Uplyme Road, it notes that a small part of this site in its north-eastern corner has remained undeveloped for many years.

It is amenable, in principle, to the extent of the boundary of the 'Key Employment Site' being amended so as to exclude the small area referred to above PROVIDED that it is brought forward solely for affordable housing on the basis described elsewhere in this letter.

The council notes the importance to the town of the business park in providing generally full-time and non-seasonal employment. It would not want this benefit to be jeopardised in any way.

The business park (or at least certain users on it) does, however, contribute to many of the HGV vehicle movements in and around the town, often involving large, articulated lorries using roads completely unsuited to vehicles of such size.

The council MAY be prepared to consider the alternative use of the business park (for residential purposes) PROVIDED the park is relocated to an alternative and more suitable location away from the town centre (Penn Cross area) as a condition of any permitted change of use and on the basis that any move is fully-funded.

The council appreciates that achieving any such link may be difficult in practice but would not want to contemplate the change of use on any other basis. This employment land is essential to Lyme and too valuable to lose without a real alternative in place beforehand.

Retail and Town Centres

The council agrees that Lyme Regis should retain its existing status in the retail hierarchy, i.e., 'Town Centre'.

Wherever possible, it would not want to see existing retail units lost to other uses. It would, however, be supportive of alternative uses (primarily but not exclusively residential) above ground floor level where appropriate.

It encourages the mixed and active use of the town centre throughout the day as a means of sustaining its viability and vitality.

Design

The council's comments set out in the attached response are self-explanatory.

Coastal Change

The council's comments set out in the attached response are self-explanatory.

Wind Energy

In principle, the council fully supports sustainable development, together with the sustainable production of energy to support proposed and existing development.

It does, however, consider that large-scale wind turbines are completely incompatible with the general landscape of the area, including the Dorset and East Devon AONB's and the Dorset and East Devon World Heritage site.

General

The council was surprised at the lack of reference to the general infrastructure necessary to support any new development options.

Like many other smaller towns, Lyme Regis has experienced very limited 'public' investment in transport and other infrastructure needs and services in recent years. Some services have declined markedly and others are planned to do so in the near future, i.e., the scheduled loss of the town bus service later this summer, which given the population profile and the particular demands of the town's location is significant to Lyme Regis and the quality of living of its residents.

This, in conjunction with the other environmental constraints already noted and an extremely narrow and constrained highway network, means that any significant new development is likely to exacerbate existing problems with traffic congestion and pedestrian safety.

A traffic and pedestrian survey undertaken by Dorset County Council last August in connection with a request for a new light-controlled pedestrian crossing in the town centre produced results which meant that the request went straight to the highest priority for funding of any location anywhere in the entire county.

This is indicative of the scale of the transport issues which the town faces; particularly at peak times.

Adding to these problems with significant new development without a corresponding investment in infrastructure is simply not sustainable.

The council notes that there is little reference in the review documents to the potential benefits of achieving exemplary levels of IT connectivity throughout Dorset. Such connectivity, in conjunction with appropriate planning policies to encourage the use of domestic dwellings for suitable forms of employment use, could play a part in addressing the local low-wage economy by attracting entrepreneurs to the area.

In conclusion

The views contained in the attached response were unanimously agreed at a recent special planning meeting called to consider the Local Plan review. The meeting was also attended by a large number of members of the public, all of whom were supportive of the council's views; particularly with regard to the suggested development options L1 and L2.

The town council welcomes the opportunity to engage constructively with the review process and is happy to discuss, explain and expand on any of the above or attached comments in more detail as appropriate.