



**John Wright
Town Clerk**

Lyme Regis Town Council

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Planning Committee

Core Membership: Cllr G. Turner (chairman), Cllr B. Larcombe MBE (vice-chairman), Cllr C. Aldridge, Cllr B. Bawden, Cllr P. May, Cllr D. Sarson

Notice is given of a meeting of the Planning Committee to be held at the Guildhall, Bridge Street, Lyme Regis on Tuesday 18 April 2023 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
12.04.2023

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.

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 21 March 2023 (attached).

4. Member Planning Recommendations

To note the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 4 April 2023 (attached).

5. 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

6. Dispensations

To note the grant of dispensations made by the town clerk in relation to the business of this meeting.

7. Matters arising from the minutes of the Planning Committee on 21 March 2023 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 4 April 2023

There are none.

8. Update Report

There are no updates.

9. Planning and Licensing Applications

To comment on planning and licensing 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.

10. Amended/Additional Plans

There are none.

11. Withdrawn Applications

To note withdrawn applications.

12. Planning Decisions

To note decisions of the planning authority on previously submitted planning applications as set out on the attached list.

13. Correspondence from Dorset Council (DC) regarding planning-related matters

To note or consider correspondence from Dorset Council and the National Association of Local Councils (NALC).

14. Exempt Business

LYME REGIS TOWN COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON TUESDAY 21 MARCH 2023

Present:

Chairman: Cllr G. Turner

Members: Cllr B. Bawden, Cllr P. May, Cllr D. Sarson

Officers: M. Green (deputy town clerk), G. Rood (administrative assistant)

22/137/P Public Forum

There were no members of the public present who wished to speak in relation to the business of the meeting.

22/138/P Apologies for Absence

Cllr C. Aldridge – Holiday
Cllr B. Larcombe – attending Harbour Consultative Group meeting
(Lyme Regis Town Council representative).

22/139/P Minutes

Proposed by Cllr P. May and seconded by Cllr D. Sarson, the minutes of the meeting held on 7 March 2023 were **ADOPTED**.

22/140/P Disclosable Pecuniary Interests

There were none.

22/141/P Dispensations

There were none granted in relation to the business of this meeting.

22/142/P Matters arising from the minutes of the Planning Committee on 7 March 2023

Update on information from Kathryn Miller at Dorset County Council regarding licence applications to be discussed under correspondence.

22/143/P Update Report

There were none.

22/144/P Planning Applications

- 1) **P/FUL/2022/07515** (Received 23 February 2023)
FULL PLANNING PERMISSION
Construction of replacement amenities hut (mini golf) - Mini Golf and Table tennis Kiosk, Woodland Walk, Lyme Regis, DT7 3JQ

The deputy town clerk said that this application had now been withdrawn (following the agenda being sent out) as it had included an incorrect drawing. The application would now be re-submitted as a fresh application with the correct plan in due course. He emphasised that the 'Judas' tree would be retained.

- 2) **P/FUL/2023/00742** (Received 6 March 2023)
FULL PLANNING PERMISSION
Erection of self contained annexe (or holiday let) and erect rear extension and first floor side extension - 10 Windsor Terrace, Lyme Regis, DT7 3AN

*The town council recommends **approval** of the application because its appearance is in keeping with neighbouring properties, it does not involve harm to the Conservation area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties. It also provides an additional unit of residential accommodation with minimal net impact.*

- 3) **P/LBC/2023/01255** (Received 7 March 2023)
LISTED BUILDING CONSENT
Replace ground floor bathroom facilities, restore room to original function and replace casement with sliding sash window. Demolish partition between kitchen and pantry, relocate external soil & waste pipes, repairs to copings and flashings on the main roof and internal & external redecorations – Packway, Ware Lane, Lyme Regis, DT7 3EL

*The town council recommends **approval** of the application because it does not involve material harm to the Conservation Area or heritage assets and has no adverse impact on the integrity or appearance of the listed building or residential amenity of neighbouring properties.*

- 4) **P/HOU/2022/07416** (Received 7 March 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect front extension and garden room. Install solar panel – 10 Upper Westhill Road, Lyme Regis, DT7 3ER

*The town council recommends **approval** of the application because its appearance is in keeping with neighbouring properties, it is in accordance with the approved development plan, does not involve harm to the Conservation area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties.*

- 5) **P/HOU/2023/00824** (Received 15 March 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect extension to rear of property – 14 Woodberry Down Way, Lyme Regis, DT7 3QT

*The town council recommends **approval** of the application because its modest scale and appearance is in keeping with neighbouring properties, it does not involve harm to the Conservation area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties.*

22/145/P Planning Decisions

Members **NOTED** details of planning decisions received from Dorset Council.

22/146/P Planning Correspondence

- 1) DORSET COUNTY COUNCIL OFFICER CONSIDERATION P/HOU/2022/07110 – 55 Church Street, Lyme Regis, DT7 3DA (Received 8 March 2023)**

The town council agreed that they would not submit any additional comments on this application.

- 2) NOTIFICATION OF HEARING TOWN AND COUNTRY PLANNING ACT 1990 P/FUL/2021/05100 – Land to South West of Stile Lane, Lyme Regis**

The deputy town clerk said that because Lyme Regis Town Council had objected to this application originally, previous comments would be considered. Therefore if there was nothing additional to say it was unnecessary to attend or to reiterate previous comments.

The town council agreed that they would not submit any additional comments on this application.

The deputy town clerk spoke regarding the licence application process and correspondence received from Kathryn Miller at Dorset Council. He said that members needed to be aware that if they objected to a licence application, this resulted in the application being referred to a licensing sub-committee.

The administrative assistant said that the town council had to notify Dorset Council if there were any **objections** to licence applications (not refusal or approval as per other planning applications). She confirmed that she had requested more information and documentation to be provided by Dorset Council in future licensing applications, to assist the town council in making more informed decisions.

The deputy town clerk said the only way to express a concern on an application was to object and to generate a response from Dorset Council. The timescales were such that other comments, such as those from the fire officer, might not be available at the time the town council commented.

The meeting closed at 7.57pm.

Lyme Regis Town Council
Planning Committee – 4 April 2023
Member Planning Recommendations

- 1) **P/LBC/2023/01451** (Received 16 March 2023)
LISTED BUILDING CONSENT
Proposed replacement roof covering, i.e. removal of asbestos artificial slate and replacement with natural slate - Alfred Place, Ware Lane, Lyme Regis, DT7 3EL

*The town council recommends **approval** of the application because it improves the Conservation Area and the appearance and integrity of the listed building and has no adverse impact on the residential amenity of neighbouring properties.*

- 2) **P/LBC/2023/01459** (Received 20 March 2023)
LISTED BUILDING CONSENT
Replace cement render with new cement render on the south and east elevations of the modern extension. Agreed internal works to ground floor entrance area partition to improve fire safety (retrospective) - Pyne House 10-10a Broad Street, Lyme Regis, DT7 3QD

*The town council recommends **approval** of the application because it's appearance is in keeping with neighbouring properties, does not involve material harm to the Conservation Area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties.*

- 3) **P/HOU/2023/01501** (Received 22 March 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect single storey extension - Flat 4, 38 Silver Street, Lyme Regis DT7 3HS

*The town council recommends **approval** of the application because it will improve the external appearance and is in keeping with neighbouring properties, it is in accordance with the approved development plan, does not involve harm to the Conservation area or heritage assets, will enhance local biodiversity, and has no adverse impact on the residential amenity of neighbouring properties.*

**Lyme Regis Town Council
Planning Committee – 18 April 2023
Planning and Licensing Applications Received**

- 1) **P/TRC/2023/01980** (Received 5 April 2023)
TREE WORKS APPLICATION
T1 Leylandii – Fell – outgrown location, T2 Yew – Reduce crown on height & width – outgrown location – Burley, Silver Street, Lyme Regis DT7 3HS.

The above application has been received. The town council is notified for information purposes only.

**Lyme Regis Town Council
Planning Committee – 18 April 2023
Withdrawn Applications**

- 1) P/FUL/2022/07515** (Decision Date 28 March 2023)
FULL PLANNING PERMISSION
Erection of self-contained annexe (or holiday let) and erect rear extension and first floor side extension - 10 Windsor Terrace, Lyme Regis, DT7 3AN

- 2) P/FUL/2022/07515** (Decision Date 15 March 2023)
FULL PLANNING PERMISSION
Construction of replacement amenities hut (mini golf) - Mini Golf and Table tennis Kiosk, Woodland Walk, Lyme Regis, DT7 3JQ

**Lyme Regis Town Council
Planning Committee – 18 April 2023
Planning Decisions Received**

Town council comments in brackets

- 1) **P/HOU/2023/00124** (Decision date 4 April 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Erect single-storey side extension – The Coach House, Haye Lane, Lyme Regis DT7 3NQ
- 2) **P/TRC/2023/00805** (Decision date 3 April 2023)
TREE WORKS APPLICATION – GRANTED (no objection)
T1 White Poplar - Reduce height & side by 5m – maintenance – Lyme Regis Cemetery, Charmouth Road, Lyme Regis, DT7 3HH
- 3) **P/FUL/2023/00666** (Decision date 30 March 2023)
FULL PLANNING PERMISSION – GRANTED (recommend refusal)
Change of use from C2 residential nursing home to C3 dwelling house. No material changes to the exterior or interior of the building - Abbeyfield House Silver Street, Lyme Regis DT7 3HS
- 4) **P/HOU/2022/07940** (Decision date 24 March 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Erect single storey rear extension to lower ground floor and replacement garden room and terrace at ground floor level. Replacement windows and doors and external renovations - 1 Overton Close, Timber Hill, Lyme Regis, DT7 3HQ
- 5) **P/RES/2022/08025** (Decision date 21 March 2023)
RESERVED MATTERS APPLICATION – GRANTED (recommend approval)
Erection of a detached dwelling (reserved matters application to determine access, landscaping, layout, scale & appearance following the grant of outline planning permission number WD/D/19/002837) - Land adjacent to Seathrift, off Greenway, Lyme Regis
- 6) **P/HOU/2022/07110** (Decision date 23 March 2023)
HOUSEHOLDER PLANNING PERMISSION – REFUSED (recommend approval)
To retain raised decking at rear of garden – 55 Church Street, Lyme Regis, DT7 3DA

**Lyme Regis Town Council
Planning Committee – 12 April 2023
Planning Correspondence**

a) **Tree Preservation Order, Haye Lane**

MEMORANDUM

TO: Lyme Regis Town Council

FROM: James Bennett, Tree Officer DATE: 29 March 2023

New Tree Preservation Order TPO/2023/0013

Dorset Council (Land at Lewesdon, Silver Street & Little Park, Haye Lane, Lyme Regis) TPO 2023

Dear Sir/Madam,

This is to inform you that the provisional Tree Preservation Order (TPO) has been made at Lewesdon, Silver Street, Lyme Regis DT7 3HT and Little Park, Haye Lane, Lyme Regis, DT7 3NH on 29 March 2023 for the following reasons:

The following is the statement of the Council's reasons for making the Order (as required by REGULATION 5 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012):

A site visit was undertaken in relation to a planning application, ref. P/FUL/2023/00647, and an assessment was made of the trees on site. It has not been made to prohibit development but to ensure the trees are fully considered as part of any current or future development proposal. The trees are considered to enhance the amenity of the area and make a contribution to the surrounding landscape.

Tree Number and description Situation

T1 – Beech

T2 – Sycamore

As map below

As mentioned, the order is currently provisional and the Council will have six months, from the date on the order, in which to decide whether the order is to be confirmed or not.

All representations or valid objections regarding the order received within the 28 day notice period will be considered prior to any decision being made.

The authority will take your comments into account when deciding whether or not to confirm the order.

In the absence of any objections the order will be confirmed, with or without modification, under powers delegated to the Service Manager for Conservation.

Should you have any questions or queries regarding this TPO, please do not hesitate to contact me.

Yours faithfully

James Bennett (Tree Officer)

b) Planning for climate change – Interim Guidance and Position Statement Consultation

Sarah Hardy, senior planning policy officer at Dorset Council has advised:

'In order to clarify the approach to considering climate change in planning decisions, three interim guidance documents have been prepared to support decision making until the adoption of the new Dorset Local Plan. These are:

- ***An Interim Guidance and Position Statement – APPENDIX A***

brings together legislation, national policy and local planning policy on climate changes and gives commentary on the weight that can be given to climate change in decision making. It sets out considerations for new buildings and stand-alone renewable energy schemes in relation to climate change, given current planning policy.

- ***A Sustainability Checklist – APPENDIX B***

a checklist setting out questions for applicants in relation to their schemes' sustainable design and construction. The checklist sets out best practice standards in relation to energy efficiency, water efficiency and materials, for example, so that applicants can work towards addressing climate change. It is hoped that this will encourage opportunities to be maximised at the site level.

- ***Listed buildings: what you can do for climate change – APPENDIX C***

a guidance note outlining the importance of heritage and the historic fabric of buildings and issues to consider when looking at energy efficiency in Listed Buildings.'

The documents will be available for consultation from 20th April but are also attached to this agenda for information and will be explained at a public presentation to town and parish councils in Dorchester on 18 April. Unfortunately, only one representative from each council is able to attend that event.

Members will be asked to consider and comment on the documents after 20 April, probably at the next meeting of the Planning Committee.

d) **Dorset Council - Planning Applications National and Local List of Requirements**

APPENDIX D - In addition to the above draft interim guidance documents, new guidance is newly in place about biodiversity net gain, and which is now something which must be considered as part of each and every planning application.

Further information is available by following these links:

- [Biodiversity - Dorset Council eaa078a2-a51e-7d10-013f-31541f9a99aa \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/consultations-and-communications/eaa078a2-a51e-7d10-013f-31541f9a99aa) (pages 29/30 and 39 refer)

Cllr Belinda Bawden will make a presentation to members of the committee on the subject for consideration and comment.

e) **Permitted Development Rights**

The council has received the correspondence below from the National Association of Local Councils (NALC) in response to the government's proposed extension of permitted development rights.

NALC's response is extremely comprehensive, and it is probably sufficient to simply note their comments, although members can make additional comments if desired.

The proposed legislation has not been sent to local council's individually for comment, only to planning authorities and representative groups like NALC.

27 March 2023 (from NALC)

Introduction

We are writing in response to the government's consultation on permitted development rights.

The National Association of Local Councils (NALC) is the national membership body that works with the 43 county associations of local councils to represent and support England's 10,000 local (parish and town) councils.

Local councils and their 100,000 councillors are the first tier of local government, closest to the people, and play an essential part in delivering hyper local services, building strong communities, and strengthening social fabric.

Local councils cover two thirds of England and a third of the population and invest over £3 billion per year to improve and strengthen communities.

Summary

NALC's headline positions on permitted development rights are as below:

- *NALC does not support an across-the-board extension of permitted development rights in the planning system. Policies on permitted development rights (PDRs) should be the prerogative of Local Authorities (LAs) in their Local Plans or Neighbourhood Planning Groups.*

- *NALC supports that Assets of Community Value be subject to the removal of Permitted Development Rights by imposing Article 4. An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to an area or site, or a development anywhere in the authority's area.*
- *Permitted development rights should play a minimal role in the planning system because every place is different and the circumstances surrounding it are different.*
- *Removing the right of local authorities to make decisions on planning applications and that of local councils to comment on them constitutes a further loss of democratic input.*

Overarching policy statement

In October 2020 NALC included the below overarching planning policy statement in its response to the three main Planning White Paper consultations launched that summer – these positions still hold true in response to this consultation:

- 1. NALC has signed up to the proposition that there is a climate emergency and will therefore, as a general principle, promote and support moves and policies which help to mitigate it. For instance, NALC supports the need for Local Plans and large developments to be subject to environmental appraisals and it supports energy efficient homes and more trees.*
- 2. NALC will support a planning system which incorporates a significant role for local (parish and town) councils. It will not support any diminution of local councils' statutory right to comment on planning issues at all stages of their evolution, whether they be development planning matters or spatial planning policies.*
- 3. NALC will support a soundly based planning system which represents the most reliable tool for the sustainable allocation of land, and which represents the three pillars of sustainability equally, i.e., social, economic, and environmental factors.*
- 4. NALC will support changes to the planning system which it perceives will strengthen the system and the voice of democracy and lead to better quality, appropriately sited developments. It will not support planning changes which it perceives will work in the opposite direction.*
- 5. NALC would support a very much strengthened version of the 'duty to co-operate' between neighbouring local authorities or an alternative policy which made it compulsory for neighbouring LAs to work in close co-operation with each other on spatial planning.*
- 6. NALC does not support an across-the-board extension of permitted development rights in the planning system. Policies on permitted development rights should be the prerogative of LAs in their Local Plans or Neighbourhood Planning Groups.*
- 7. NALC supports the recommendations of the Building Better, Building Beautiful Commission.*
- 8. NALC recognises the need for more affordable housing and would welcome initiatives that would enable LAs and local councils to deliver some. In addition, NALC would like to*

see more housing delivered that is suitable for the disabled and those with mobility impairments and a range of different types of tenures facilitated.

9. *NALC wants to see a fair infrastructure levy system which gives local councils a voice and benefits them financially so that they in turn can deliver more for their local communities.*
10. *NALC has concerns about housing tests based on standard methodologies/ algorithms. It wants to see a planning system which recognises that every planning application and every location is different.*

Consultation questions

NALC's responses to the main consultation questions applicable to local councils in the consultation document are below:

2. A new permitted development right for temporary recreational campsites

Q1. Do you agree that a new permitted development right should be introduced that will allow the temporary use of land for recreational campsites and associated facilities?

A1. No. NALC maintains that permitted development rights should play a minimal role in the planning system and that they should remain the prerogative of local authorities.

Q.2: Do you agree that the permitted development right should only apply to the placing of tents?

A2. Don't know. More evidence is needed.

Q.3: Do you agree that the permitted development right should allow up to a maximum of 30 tents to be erected on the land?

A3. Don't know. More evidence is needed.

Q.4: Do you agree that the permitted development right should be limited to up to 60 days per calendar year?

A.4: Don't know. More evidence is needed.

Q.5: Do you agree that the permitted development right should require the provision of temporary on-site facilities to provide waste disposal, showers and toilets?

A.5: Don't know. More evidence is needed.

Q.6: Do you agree that the permitted development right should not apply on land which is in or forms part of sites of special scientific interest, Scheduled Monuments, safety hazard areas, military explosives storage areas and land within the curtilage of a listed building?

A.6: Yes. These decisions should be delegated to local authorities who have a better sense of the local landscape.

Q.7: Are there any other planning matters that should be considered?

A.7: Yes. The impact this new permitted development right could have on the long-term vision local authorities have set out in their local and neighbourhood plans.

Q.8: Do you agree that the permitted development right should require annual prior notification to the local authority of the matters set out above?

A.8 Yes, local authorities and neighbourhood planning groups should always be consulted with regards to PDRs.

Q.9: Do you think that, in areas of flood risk, the right should allow for prior approval with regard to flooding on the site?

A9. Yes. PDRs should be the prerogative of local authorities and tailored to the local circumstances.

Q.10: Do you think that any of the proposed changes in relation to a new permitted development right for temporary recreational campsites could impact on: a) businesses b) local planning authorities c) communities?

A10. Yes. It will impact on local planning authorities' use of various land within their remit. The local knowledge that goes into designing neighbourhood plans is overridden through permitted development rights and this happens nationally.

Q.11: Do you think that proposed changes in relation to a new permitted development right for temporary recreational campsites could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).

A11. Don't know.

3. Permitted development rights for solar equipment on and within the curtilage of domestic and non-domestic buildings

Q.12: Should the permitted development right for solar on domestic rooftops be amended so that they can be installed on flat roofs where the highest part of the equipment would be no higher than 0.6 metres above the highest part of the roof (excluding any chimney)?

A12. No. NALC opposes the expansion of permitted development rights and recommends that local authorities be consulted on these matters.

Q13. Are there any circumstances where it would not be appropriate to permit solar on flat roofs of domestic premises?

A13. Don't know. More evidence is required.

Q14. Do you agree that solar on a wall which fronts a highway should be permitted in conservation areas?

A14. Don't know. NALC does however support the wider use of renewable energy, in particular solar power.

Q15. Do you have any views on the other existing limitations which apply to this permitted development right which could be amended to further support the deployment of solar on domestic rooftops?

A15. Don't know. More evidence is needed.

Q16. Do you agree that the existing limitation which prevents stand-alone solar being installed so that it is closer to the highway than the dwellinghouse in conservation areas, should be removed?

A16. No. These cases should be dealt with by local authorities in a locally informed case-by-case basis.

Q17. Do you have any views on how the other existing limitations which apply to this permitted development right could be amended to further support the deployment of stand-alone domestic solar?

A17. Don't know. More evidence is needed.

Q18. Do you agree that the current threshold permitting the generation of up to 1MW of electricity on non-domestic buildings should be removed?

A18. Don't Know. More sector specific evidence is required.

Q19. Is the current prior approval for solar equipment on non-domestic rooftops (where equipment is over 50kW but no more than 1MW) effective?

A19. Don't know. More sector specific evidence is required.

Q20. Are there any circumstances where it would not be appropriate to allow for the installation of non-domestic rooftop solar where there is no limit on the capacity of electricity generated?

A20. Don't know. More evidence is needed.

Q21. Do you agree that the existing limitations relating to the installation of solar on non-domestic buildings in article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites – should be removed?

A21. No, these should be considered on a case-by-case basis at the local level. NALC does however encourage the wider use of solar energy.

Q22. Do you have any views on how the other existing limitations which apply to the permitted development right could be amended to further support the deployment of solar on non-domestic rooftops?

A21. Don't know. More evidence of impact is required.

Q23. Do you agree that the existing limitation which prevents stand-alone solar being installed so that it is closer to the highway than the building in article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites – should be removed?

A23. No. The existing limitations should be retained.

Q24. Do you have any views on how the other existing limitations which apply to this permitted development right could be amended to further support the deployment of stand-alone non-domestic solar?

A24. Don't know. More evidence is required.

Q25. Do you agree that permitted development rights should enable the installation of solar canopies in ground-level off-street car parks in non-domestic settings?

A25. No. These decisions should be the prerogative of local authorities.

Q26. Do you agree that a permitted development right for solar canopies should not apply on land which is within 10 metres of the curtilage of a dwellinghouse?

A26. Don't know. More evidence is needed.

Q27. Do you agree that a permitted development right for solar canopies should not apply on land which is in or forms part of a site designated as a scheduled monument or which is within the curtilage of a listed building?

A27. Don't know. More evidence is needed.

Q28. Do you agree that the permitted development right would not apply to article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites?

A28. Yes. Local authorities should be able to take those planning decisions using their local knowledge.

Q29. Do you agree that solar canopies should be permitted up to 4 metres in height?

A29. Don't know. More evidence is needed.

Q30. Do you think that the right should allow for prior approval with regard to design, siting, external appearance and impact of glare?

A30. Yes. Local authorities should be able to assess the impact of the installation within the context of their Local Plans.

Q31. Are there any other limitations that should apply to a permitted development right for solar canopies to limit potential impacts?

A31. Don't know. More evidence is needed.

4. Providing further flexibility to allow local authorities to undertake development

Q34. Do you agree that the permitted development right allowing for development by local authorities should be amended so that the development permitted can also be undertaken by a body acting on behalf of the local authority?

A34. Yes. Local (parish and town) councils should be able to act on behalf of the local authority, as needed, where the development permitted is complemented by the Local Plan and the relevant neighbourhood plan.

For further information on this response contact Fflur Jones via email at fflur.jones@nalc.gov.uk or policycomms@nalc.gov.uk.

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f) **Infrastructure Levy**

APPENDIX E - NALC will also be responding to the [DLUHC consultation on the new Infrastructure Levy](#).

They have advised that any views and thoughts to inform their response would be greatly appreciated. The consultation closes on 9 June and NALC require any views from member councils direct by **19 May 2023**

Responses should be sent direct to Chris Borg chris.borg@nalc.gov.uk

A copy of the consultation questions is attached, from which it can be seen that responses are requested to over 40 very detailed questions, some of which are extremely technical. The document to which it relates runs to several hundred pages in total.

It is suggested that the deputy town clerk provide a draft response which will be circulated to member for comment prior to it being sent.