

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 7 FEBRUARY 2023**

Present:

Chairman: Cllr G Turner

Members: Cllr C. Aldridge, Cllr B. Bawden, Cllr B. Larcombe, Cllr P. May,
Cllr D. Sarson

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

22/100/P Public Forum

Richard Betts of Somer Fields, Lyme Regis explained that he was present to speak in opposition to application P/HOU/2023/00103

The chairman invited Mr Betts and the additional 4 members of the public who objected to the application to speak immediately prior to consideration of this application and a further letter submitted by a resident of Somer Fields who raised 6 objections concerning P/HOU/2023/00103. The applicant would then speak in support of the application.

There were no other members of the public present at the meeting who wished to speak about any other matters on the agenda.

22/101/P Apologies for Absence

There were none.

22/102/P Minutes

Proposed by Cllr B. Larcombe and seconded by Cllr P. May, the minutes of the meeting held on 24 January 2023 were **ADOPTED** without amendment.

22/103/P Disclosable Pecuniary Interests

There were none.

22/104/P Dispensations

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

22/105/P Matters arising from the minutes of the Planning Committee on 24 January 2023

There were none.

22/106/P Update Report

There were none.

22/107/P Planning Applications

Planning applications were considered in accordance with the details circulated and Cllr G. Turner invited those objecting to application P/HOU/2023/00103 to speak first.

Richard Betts explained that the proposed access was on Somer Fields and not on Somers Road, so a completely different road from the property, which he objected to and said that Somers Field suffered from the same issues due to the road incline and winter weather as Somers Road. Also, this road was used as a turning circle for the No. 71 local bus and increasingly used as parking for teachers and students at The Woodroffe School, making it an ever more dangerous road for vehicular access. He also questioned whether this access would be feasible due to the retaining wall (that he shared) that stretched down the hill and which required regular inspection from The Highways department. He argued that a structure that could deal with significant slopes in two directions would require such heavy engineering that it would have an enormous structural, visual and environmental impact. He considered this a needless and unnecessary development when there was already adequate parking via the current driveway to Edzell. He asked why this project would be considered environmentally, ecologically, and visually acceptable when the current driveway and parking area was more than adequate for the size of the existing property.

Peter Stamps of Somer Fields said he echoed the comments made by Richard Betts and said that the existing driveway and access was adequate and was no steeper than Somer Fields and there was plenty of scope to increase parking space on the current driveway. He also said that the town bus and other vehicles frequently reversed in Somer Fields and, combined with increased parking connected with Woodroffe school, any additional access would just add to an already dangerous situation. He didn't understand why this additional access was necessary.

Mrs Jacqueline Coppard of Somer Fields then spoke and said the current driveway was more than adequate for any large residence, providing parking for numerous vehicles, and the applicant now wanted a parking platform on a road that he did not reside in. The proposed access from the platform down a flight of outside steps would be very dangerous when

frosty and also the applicant did not own the land he wished to build on. The grassy area in Somer Fields was used communally and walked on every day and was also maintained by the residents who wished to extend the planting for the benefit of the community. The road was also used for off road parking for residents and The Woodroffe School and as an area of natural beauty, there was a responsibility to protect it. She also felt the street scene would be adversely affected by this out of scale car park.

Cllr B. Larcombe asked who owned the area and whose permission she had sought in planting and using the area. Mrs Coppard said they didn't need permission if it was communally used, she didn't want to say who owned it, but would be happy to talk in private.

Leo Markham of Somers Road then spoke in support of his application. He said the residents who were objecting were doing gardening and using an area which they admitted was not their land. He said the current driveway was built in the 1970's, was steep and his 86-year-old disabled mother who lived with them found it increasingly difficult to get into any vehicle, let alone an emergency vehicle, as the access was too narrow. The current access was only through the back door, and as it was an upside-down house, he had to walk through the bedrooms and upstairs to gain access to the main living area of the house. He said that other properties on Somers Field had off road parking and he just wanted the same vehicular access across the path/driveway as his neighbours and was not requesting any additional development.

Raymond Coppard of Somer Fields then said that the applicant wanted additional access to give him the opportunity to develop and add another house in the future and the application was just a smoke screen to allow this development.

Leo Markham commented that this was all conjecture and incorrect.

Anne Stamps of Somer Fields then asked why the applicant wouldn't use the money to develop and widen the existing driveway and asked why two driveways were needed, as it didn't make sense.

Mark Green then read out a letter from Mr Lovell of Somer Fields who objected to the application for various reasons, including that the proposed driveway might cause damage to the retaining wall, have an adverse effect on adjacent properties and on the road itself. Also, the proposed new drive opened onto a very steep hill and nothing would be gained by the change. It would also reduce access for service vehicles and parking for Woodroffe staff and students.

Cllr B. Larcombe said that as with all planning applications, the council's role was to look at the merit of the planning application and judge it against material considerations. It was not the council's role to discuss and judge the wisdom or choices of the application or the intent. The council, which was only a consultee, couldn't be an arbitrator on ownership matters and he said it was up to Dorset Council Highways and the Planning or Building Control Officers to comment on safety, ground stability and parking issues, as part of the consideration process.

He said it was not for the Councillors to judge how many drives an owner had and what people did with their property within their boundary was up to them, unless it required planning permission. Neither was it the Council's role to speculate about the applicant's possible future plans, it could only judge the application currently before it. As the proposed parking structure was below the existing road level, he felt there would be no negative impact on the street scene. He also commented that houses further down Somers Field had a similar facility of access and hard standing which established a local precedent.

He emphasised the committee could only be concerned with material considerations and given there were already similar accesses in Somers Field and the one now proposed was below road level, and therefore had less visible impact, he personally did not have a problem with the application.

Members discussed the application at some length and were generally of the view that it could be supported.

- 1) **P/HOU/2023/00103** (Received 19 January 2023)
HOUSEHOLDER PLANNING PERMISSION
Creation of new vehicular access and parking area - Edzell, Somers Road, Lyme Regis, DT7 3EX
*The town council recommends **approval** of the application because its appearance is in keeping with neighbouring properties, it does not involve material harm to the Conservation Area or heritage assets and has minimal adverse impact on the residential amenity of neighbouring properties.*
- 2) **P/RES/2022/08025** (Received 23 January 2023)
RESERVED MATTERS APPLICATION
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

*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties and surrounding area, it is in accordance with the approved development plan and has no adverse impact on the residential amenity of neighbouring properties and provides additional residential accommodation with minimal net impact.*

- 3) **P/LBC/2022/07888** (Received 24 January 2023)
LISTED BUILDING CONSENT
Replacement of Fascia and guttering - High Cliff House, Sidmouth Road, Lyme Regis

*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/FUL/2023/00401** (Received 25 January 2023)
Install a CCTV camera to Lyme Regis Baptist Church - Lyme Regis Baptist Church, Silver Street, Lyme Regis, DT7 3NY

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

- 5) **P/LBC/2023/00402** (Received 25 January 2023)
Install a CCTV camera to Lyme Regis Baptist Church - Lyme Regis Baptist Church, Silver Street, Lyme Regis, DT7 3NY

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

- 6) **P/HOU/2023/00124** (Received 25 January 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect single-storey side extension - The Coach House, Haye Lane, Lyme Regis, DT7 3NQ

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

- 7) **P/HOU/2022/07940** (Received 30 January 2023)
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

*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties, it is in accordance with the approved development plan and has no adverse impact on the residential amenity of neighbouring properties.*

22/108/P Amended/Additional Plans

1) **P/NMA/2023/00277** (Received 19 January 2023)

NON MATERIAL AMENDMENT APPLICATION

Non material amendment - proposing 7 minor alterations. The changes propose a new access arrangement and a number of minor alterations to elevations - to planning permission P/FUL/2021/04531 (Change of use from multiple dwellings to a single family home. Erect replacement single storey front and side extensions including new garage and new conservatory extension to the side rear) – Glenholme, Flat 1 Cobb Road, Lyme Regis, DT7 3JR

2) **P/NMA/2023/00382** (Received 23 January 2023)

NON MATERIAL AMENDMENT APPLICATION

Non Material Amendment - Amendment to layout, updated garage and adjustments to windows to planning permission P/FUL/2021/04357. Demolition of existing bungalow and replacement with contemporary dwelling - Orchard End, Highcliff Road, Lyme Regis, DT7 3EW

NOTED

22/109/P Withdrawn Applications

There were none.

22/110/P Planning Decisions

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

22/111/P Planning Correspondence

There was none.

22/112/P Exempt Business

There was none.

The meeting closed at 8.27 pm.