Minutes of Uplyme Parish Council Planning Committee Meeting held in the Village Hall at 5.00 p.m. on

Thursday, 09/03/2017

Present: Cllrs Ostler, Frost, Mason, Pratt, Turner (Chairman), and 3 members of the public.

1 **Apologies for absence**. Cllr Duffin (Away)

Meeting adjourned for open forum: Three delegates on behalf of Lyme Regis Town Council attended and declared their support for item 4.1 - Sean Travis spoke in detail of the design, screening and landscaping for support of the application. Also, reading out an accolade from a visitor from Crewkerne who praised the Park & Ride facility as the town parking was full, which often happens in peak season? Questions were asked by the Uplyme committee about signage, screening, traffic control, lease arrangements and concerns over the site being used at the moment (off peak) for waste with a skip permanently sited, planting activity and the gate being left open for possible intruders which has happened before. John Broom (Lyme Regis TC) admitted that the skip was the town councils and would be removed immediately. Also, the planting of trees and the gate being open will be investigated.
Cllr Turner informed those in attendance that he and the committee have always been willing to work with Lyme Regis now and in the past in conjunction with any matters and was disappointed that the communication was left too late.

2 **Minutes** of the last Planning Committee meeting on 8th February 2017 were approved.
Proposed Cllr Frost Seconded Cllr Pratt

3 **Declarations of interest:** Cllr Turner as a neighbour declared an interest in 4.2 and suggested this would be moved to last on the agenda for Cllr Ostler to chair.
Regarding Item 4.4 - Everyone on the Council are known to the planning applicant as he was previously a Council member and a parishioner in Uplyme. The Clerk checked with Devon Association Local Clerks (DALC) and was informed that if however a councillor was a business associate, or neighbour that might mean they should declare a pecuniary interest – if they were a very close friend then a personal interest might be appropriate. But in small communities its inevitable people know one another and would not in itself be a barrier to considering the planning application.

4 The Planning Committee **considered** the following planning applications:
To **formulate** a response to these planning applications:

4.1	17/0281/FUL	Land East Of Ware Cross, Uplyme,	Permanent retention of seasonal park and ride facility	Lyme Regis Town Council
	It was resolved unanimously to respond as follows: "The Parish Council Planning Committee object to the application"			Proposed Cllr Pratt Seconded Cllr Frost
	The committee felt that the permanent application lacked strategy, detail, timing and consultation. Also, please refer to relevant planning policies: Para 115 Protection of AONB's and other protected environments, Strategy 7 (Development in the Countryside), Strategy 46 (Landscape Conservation and Enhancement and AONB's), Policy D1 (Design and Local Distinctiveness),TC6 (Park and Ride and Park & Share/Change), TC7 (Adequacy of Road Network and Site Access), Uplyme Neighbourhood Plan (Emerging)			
4.2	17/0434/FUL	Greenwell Lodge, Woodhouse Hill, Uplyme, DT7 3SL	Construction of single storey rear extension, front and rear dormer windows and detached garage	Mr & Mrs N Hendry
	It was resolved unanimously to respond as follows: "The Parish Council Planning Committee does not object to the application"			Proposed Cllr Pratt Seconded Cllr Mason
4.3	17/0464/FUL	Hazelwood, Rocombe, DT7 3RR	Construction of detached car port	Mr & Mrs Michael Birks
	It was resolved unanimously to respond as follows: "The Parish Council Planning Committee does not object to the application"			Proposed Cllr Ostler Seconded Cllr Frost
4.4	17/0162/FUL	Hunters Cross Farm, Yawl Hill Lane, Uplyme, DT7 3RW	Demolition of outbuildings and replacement with annexe accommodation	Mr Gary Wellman
	It was resolved unanimously to respond as follows: "The Parish Council Planning Committee object to the application"			Proposed Cllr Ostler Seconded Cllr Pratt
	The committee considered this to be over development, would be entirely out of the character of the area and to the detriment of the local environment.			

5 No more applications received at time of meeting.

6 **Matters for information** or placing on future agendas:
Cllr Turner left the room at 17.37 pm for Cllr Ostler to Chair 4.2 which was considered last on the agenda, Cllr Turner returned to the meeting at 17.46 pm.
Steve Miller (Lyme Regis) felt very disappointed of the Uplyme decision of Item 4.1 and felt it was weighted and influenced by the correspondence and decision by Ward Member Cllr Ian Thomas. Steve Miller reiterated that the Park and Ride would only be used in the peak periods, i.e. the summer months and the Lyme Regis traffic problems will be difficult to handle without this facility. John Broom (Lyme Regis) also stated he was disappointed in the decision, especially as it was mentioned and involved in the Uplyme Neighbourhood Plan. John Broom also highlighted that in joining and involving Uplyme was left very late.
There being no other business, the meeting closed at 17:58 p.m.

Signed: **Chairman**

Dated: