

Western & Southern Area Planning Committee - 10 September 2020

Written Submissions

WD/D/20/01009 - Harbourmaster Compound, Harbourmaster's Yard, Ozone Terrace, Lyme Regis

Dr Michael Howse

Good Morning. Thank you for hearing my statement.

As an occupant of 6 Ozone Terrace, the neighbouring property most affected by the application, I object strongly to the proposal to erect a very large, hideous, industrial building directly in front of our property. Before you think "Well he would object, wouldn't he!", you should be aware, following your guidelines, that there are a number of serious planning issues, in addition to its effect on Ozone Terrace, that render this application totally unacceptable.

This large store will have a very damaging impact on the character of the area, turning a unique conservation area into an industrial setting and blocking views of the special asset, Ozone Terrace. There have been no industrial buildings in this site for over 140 years. Today, it is essentially a car park.

The external design and appearance of the new building is unacceptable and suffers from the problem of making a large industrial store presentable. It is totally out of keeping with the appearance of Ozone Terrace, the nearby Grade 2 listed Custom House and the immediately adjacent classic, stone, toilet block.

I have already alluded to the effect of the development on neighbouring properties and specifically in our case, 6 Ozone Terrace. The new building would clearly affect our light and block our outlook. Working all hours, it would introduce a noisy industrial facility, including a very large industrial refrigerator, all badly impacting on the wellbeing of the residents of the properties nearby.

There is clearly an issue of highway safety as vehicles leaving the store are blind to vehicles coming east along the busy Monmouth Beach Road. There is no evidence your Highways Department has considered this problem.

The erection of this monstrous building would be against the Council's statutory responsibility at least to preserve and, whenever possible, to enhance the appearance and character of Conservation Areas, (Planning, Listed Buildings and Conservation, Act 1990). Also, it would be contrary to the policy stated in the West Dorset Local Plan which vows to protect the character and natural beauty of this area.

I hope you do not mind me observing that this planning application at this site would have been totally unnecessary if Dorset Council and Lyme Regis Town Council, could have found a way of keeping the Harbourmaster's store in its existing location in the industrial area at the west end of Monmouth Beach, outside the conservation area. Thus, in my view, Lyme Regis Town Council is a conflicted consultee.

Consequently, from my previous comments, there are a number of incontrovertible reasons why this planning application should be refused.

Paul Anderson

Thank you for taking time to read our submission.

We object to the proposal in the strongest possible terms and it is our view that the application, which is full of inaccuracies, and is regularly misleading, should be rejected.

We agree that harbour activity should be supported, and accept that there may be a need for additional or alternative storage. We object however, to the proposal to site a large, unsightly and noisy facility in a residential and leisure based area.

The fact that the proposed site is located in the Lyme Regis Conservation Area and the Dorset Area of Outstanding Natural Beauty only strengthens our view that such a building has no place in the proposed location.

In our view the proposed development will serve to diminish, not enhance the area. The views of, and from, adjacent listed buildings and heritage assets, as well as the World Heritage Coast, will be seriously affected by any form of industrial development on the site.

The need for storage should not be allowed to ride roughshod over matters of wider importance and the Council's obligations to protect the Conservation Area, the AONB, and the World Heritage Site.

In the "supporting information" added to the planning portal on 17 August the applicant "does not accept" some of the views of the Conservation Officer. It is our view that the Conservation Officer is doing her job admirably, to guide the Planning Committee to come to a decision which takes into account the responsibility it has, not just for today but also for future generations.

The applicant "does not accept" concerns about the size of the building. The fact is that the proposal is for a large industrial building to be placed in a location where there is no evidence of previous industrial use and which is a residential and leisure area. The siting of an industrial building should not be permitted in this location and this should be the decision reached regardless of the size or form of the building.

The noise from the proposed building and the hours of use remain of great concern, as do the unanswered questions regarding the vehicular access to the site, the parking spaces and the space for turning or manoeuvring. Jeopardising road safety

where so many small children run along the road to get to the beach is a significant worry.

The site proposed for development is currently designated as a boat park and should be used as such, and not repurposed for industrial use. It must be possible to find a suitable piece of land for the required storage and an alternative site within the industrial area to the west would be more appropriate.

Karl O'Grady

Good morning and thank you for hearing my statement of objection.

In his latest submission to the Planning Officer, the Applicant has given two arguments for the location of the proposed large industrial store building. Essentially, they are that Ozone Terrace does not matter and that, as the car parks in front of Ozone Terrace are the only suitable land that Dorset Council owns in the Harbour area, the building should be allowed to be located there. From a planning viewpoint, the arguments are unsustainable.

It is sad that the Applicant has had to denigrate Ozone Terrace in order to justify siting a huge, hideous, industrial building in the area directly in front of the Terrace, part of the Conservation Area. One has to assume that Ozone Terrace was included in the conservation area because it was an asset worth preserving. Since it was placed in a conservation area, all changes made to the properties are subject to strict planning requirements to ensure the asset is maintained. For example, recently one owner was refused permission to put decking in the front garden. It would be completely illogical to refuse changes such as decking to properties on Ozone Terrace but allow a hideous industrial store right in front of it.

The Applicant has criticised the rendering on my property, 6 Ozone Terrace. This was done by a previous owner and I think before it was designated a conservation area. I believe there were building preservation reasons that made it necessary. Nevertheless, it is in keeping with the colourful terrace of properties behind Ozone and with the Custom House and the other properties nearby. The Applicant dislikes the blue colour of my property and suggests his hideous building would be beneficial by blocking peoples view of 6 Ozone Terrace. What colour would you like it to be if this prevents a huge building in front of my property?

Hundreds of visitors every year who take pictures of Ozone Terrace think it is a special asset. It is and it should be protected and not harmed by the imposition of this huge store.

The argument for locating the building in this car park, as it is the only land that Dorset Council owns, is weak. It implies, I hope wrongly, that Dorset Council will put the building there because it can, irrespective of the effect on neighbouring properties and the character of the area.

If the two arguments are supported, then it would be logical to allow building on the adjacent car parks, thereby blocking the whole of Ozone Terrace. How horrendous would that be?

Please Committee, save that special asset that is Ozone Terrace.

WP/20/00307/ADV - Victoria Square Roundabout, Portland

Sue Gaunt - Community Committee Chairman, Rotary Club

I would like to put forward the reasons for the erection, and the keeping of the sign welcoming people to the The Rotary club of Island & Royal Manor of Portland, similar to the Rotary sign in Weymouth welcoming people to Weymouth. This is on the Preston Road.

We raise a lot of money for local charities and clubs on the Island. We are not asking for donations, we just want the world to know that we are here to help. We assist at most local events and we enjoy helping out.

The sign is surely a benefit to the local community and visitors showing Portland to be a welcoming community.

The position of the sign was decreed by Dorset Council, we asked for a welcoming sign to be placed at the entrance to Portland.

I hope you'll consider all these facts and agree that The Rotary Club of Island & Royal Manor of Portland is a valuable asset to the Island.