



John Wright
Town Clerk

Lyme Regis Town Council

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Planning Committee

Core Membership: Cllr B. Larcombe MBE (chairman), Cllr J. Broom (vice chairman), Cllr Mrs M. Ellis, Cllr D. Hallett, Cllr Mrs C. Reynolds, Cllr P Ridley, Cllr J. Scowen, Cllr G. Turner and Cllr S. Williams.

Notice is hereby given of a meeting of the Planning Committee to be held in the Guildhall, Bridge Street, Lyme Regis, on Tuesday 30 April 2019 commencing at 7.00pm, when the following business is proposed to be transacted:


John Wright
Town Clerk
24.04.19

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 2 April 2019 (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

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 2 April 2019

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

To note the amended application

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 West Dorset District Council (WDDC) & Dorset County Council (DCC) regarding planning-related matters

There is no information from correspondence.

13. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 02 APRIL 2019**

Present:

Members: Cllr B. Larcombe (chairman), Cllr J Broom, Cllr Mrs C. Reynolds, Cllr J. Scowen, Cllr G. Turner and Cllr S. Williams.

Officers: Mr M. Green (deputy town clerk)

Absent: Cllr P. Ridley

18/138/P Public Forum

No member of the public present at the meeting wished to speak in the public forum.

18/139/P Apologies

Apologies for absence were given by Cllr Mrs M. Ellis, Cllr D. Hallett

18/140/P Minutes

Proposed by Cllr G. Turner and seconded by Cllr S. Williams, the minutes of the meeting held on 5 March 2019 were **ADOPTED** without amendment.

18/141/P Disclosable Pecuniary Interests

There were no pecuniary interests declared in relation to the business of this meeting.

18/142/P Dispensations

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

18/143/P Matters arising from the minutes of the meeting held on 5 March 2019

There were no matters arising to be considered at this meeting.

18/144/P Update Report

There was no update report to be considered at this meeting.

18/145/P Planning Applications

Planning applications were considered in accordance with the details circulated.

The chairman introduced each planning application in turn and invited the views of members.

- 1) **WD/D/19/000373-FULL** (Received 20 March 2019)
Swanton – Replace existing wooden fencing and gate to rear of property with 2.3m high fence and gate – 7 Cobb Road, Lyme Regis, DT7 3JU

*Members recommended that the application be **approved** because there were no material planning reasons for its refusal.*

- 2) **WD/D/19/000374-LBC** (Received 20 March 2019)
Swanton – Replace existing wooden fencing and gate to rear of property with 2.3m high fence and gate – 7 Cobb Road, Lyme Regis DT7 3JU

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

- 3) **WD/D/19/000381-FULL** (Received 12 March 2019)
St. Austell Brewery – Proposed internal and external alterations to the existing premises comprising of an existing public house, fish & chip shop takeaway and a kebab shop to accommodate a new public house/restaurant use with accommodation on the upper floors to accommodate a managers flat and hotel bedrooms along with 3 condenser units to 2nd floor roof and 2 louvres to 'Buddle' side wall and new external finishes including new external seating and upgrading of external seating areas. – 1 Broad Street, Lyme Regis, DT7 3DQ

*Members recommended that the application be **approved** because there were no material planning reasons for its refusal. There was, however, some concern expressed that the balcony indicated on the southern elevation might affect property that may not be in the ownership of the applicant and would need to be clarified.*

- 4) **WD/D/19/000382-LBC** (Received 12 March 2019)
St. Austell Brewery – Proposed internal and external alterations to the existing premises comprising of an existing public house, fish & chip shop takeaway and a kebab shop to accommodate a new public house/restaurant use with accommodation on the upper floors to accommodate a managers flat and hotel bedrooms along with 3 condenser units to 2nd floor roof and 2 louvres to 'Buddle' side wall and new external finishes including new external seating and upgrading of external seating areas. – 1 Broad Street, Lyme Regis, DT7 3DQ

AGENDA ITEM 3

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

- 5) **WD/D/19/000412-FULL** (Received 6 March 2019)
Hyams & Herdman-Smith – Extend rear single storey extension, internal alterations & installation of rear roof light (revised scheme to previously approved WD/D/18/000306 – 53 Church Street, Lyme Regis, DT7 3DA

*Members recommended that the application be **approved** because there were no material planning reasons for its refusal.*

- 6) **WD/D/19/000413-LBC** (Received 6 March 2019)
Hyams & Herdman-Smith – Extend rear single storey extension, internal alterations & installation of rear roof light (revised scheme to previously approved WD/D/18/000306 – 53 Church Street, Lyme Regis, DT7 3DA

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

- 7) **WD/D/19/000490-FULL** (Received 15 March 2019)
Baker – Insert French doors and change existing French doors to balcony at second floor level; partially demolish partition, reduce size of bathroom and raise ceiling to form kitchen/dining/living space; construct partitions to form WC at first floor level; replace fireplace; replace secondary glazing – Flat 2, Broad Street, Lyme Regis DT7 3QE

*Members recommended that the application be **approved** because there were no material planning reasons for its refusal.*

- 8) **WD/D/19/000491-LBC** (Received 15 March 2019)
Baker – Insert French doors and change existing French doors to balcony at second floor level; partially demolish partition, reduce size of bathroom and raise ceiling to form kitchen/dining/living space; construct partitions to form WC at first floor level; replace fireplace; replace secondary glazing – Flat 2, Broad Street, Lyme Regis DT7 3QE

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

- 9) **WD/D/19/000522-FULL** (Received 15 March 2019)
Mackenzie – Conversion of garage, creation of balcony, new porch/entrance, bay window and alterations – Hillside, Lyme Regis DT7 3HS

AGENDA ITEM 3

*Members recommended that the application be **approved** because there were no material planning reasons for its refusal.*

10) WD/D/19/000565-LBC

(Received 15 March 2019)

Wright – Internal and external alterations to include the removal of the outside WC – 53 Broad Street, Lyme Regis, DT7 3QF

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

18/146/P Amended/Additional Plans

Members noted the receipt of amended plans in respect of application WD/D/18/001830. **NOTED.**

18/147/P Withdrawn Applications

There were no withdrawn applications reported to this meeting. **NOTED.**

18/148/P Planning Decisions

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

18/149/P Correspondence from West Dorset District Council and Dorset County Council regarding planning matters

The correspondence received for this meeting was **NOTED.**

The meeting closed at 7.30pm.

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE –30 APRIL 2019
PLANNING APPLICATIONS RECEIVED

- 1) **WD/D/19/000459 FULL** (Received 18 April 2019)
Smith – Demolish conservatory and erect single storey rear extension. Form terrace with glass balustrade above lower ground floor level and insert patio doors to rear elevation at lower ground floor level – Satori, View Road, Lyme Regis, DT7 3AA
- 2) **WD/D/19/000569 FULL** (Received 24 April 2019)
Kinnersley – Demolition of existing garage and erection of dwelling – Westfield, Cobb Road, Lyme Regis DT7 3JR
- 3) **WD/D/19/000667 FULL** (Received 5 April 2019)
Mann – Erect dwelling and garage. – Somercroft, Somers Road, Lyme Regis, DT7 3EX
- 4) **WD/D/19/000727 LISTED BUILDING CONSENT** (Received 12 April 2019)
Alner – Replacement of bay window and entrance doors. – 6A Broad Street, Lyme Regis, DT7 3DQ
- 5) **WD/D/19/000731 FULL** (Received 24 April 2019)
Deary – Erect front balcony – 19 Haye Close, Lyme Regis, DT7 3NJ
- 6) **WD/D/19/000733 LISTED BUILDING CONSENT** (Received 24 April 2019)
Eeles – Retention of back door – Eeles Pottery and Craft Gallery, 56 Broad Street, Lyme Regis, DT7 3QF
- 7) **WD/D/19/000736 LISTED BUILDING CONSENT** (Received 13 April 2019)
Cardtronics UK Ltd, trading as CASHZONE – Installation of a freestanding ATM and associated signage – 7 Broad Street, Lyme Regis DT7 3QD
- 8) **WD/D/19/000740 FULL** (Received 13 April 2019)
Alner – Relocation of vehicular entrance and driveway – Bonaventure House, Uplyme Road, Lyme Regis DT7 3LS
- 9) **WD/D/19/000799 FULL** (Received 18 April 2019)
Trevett – Installation of stainless steel flue – 12 Henrys Way, Lyme Regis DT7 3BW
- 10) **WD/D/19/000800 FULL** (Received 18 April 2019)
Petitt – Demolition of existing porch and the erection of a new porch to the south elevation, retain existing parapet wall detail to the lower flat roofs – 5 Highcliff Road, Lyme Regis, DT7 3EW
- 11) **WD/D/19/000849 FULL** (Received 24 April 2019)
Tarrant – Change of use from A1 (retail) to mixed use as A1 (retail) and A5 (hot food and takeaway) – 4 Broad Street, Lyme Regis, DT7 3QD

AGENDA ITEM 8

- 12) WD/D/19/000850 LISTED BUILDING CONSENT** (Received 24 April 2019)
Tarrant – Installation of an extractor vent to north elevation of building – 4 Broad Street,
Lyme Regis, DT7 3QD

**LYME REGIS TOWN COUNCIL
PLANNING AND HIGHWAYS COMMITTEE – 30 APRIL 2019
AMENDED/ADDITIONAL PLANS**

- 1) WD/D/19/000233 FULL** (Received 24 April 2019)
Pickett – 2 Storey extension and new detached double garage – Rashwood Lodge,
Clappentail Lane, Lyme Regis, DT7 3LZ

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 30 APRIL 2019
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/18/001538 FULL** (Received 26 March 2019)
Newell – Erection of sun room and decking (partially retrospective) – Maroc House, 2 Coram Court, Lyme Regis DT7 3GE
Approval of Planning Permission
'Members recommended that the application be refused on the grounds that the proposed development involves an entirely unacceptable degree of overlooking of a neighbouring property with the resultant loss of residential amenity and loss of protection to private amenity space. As a result, it is not in accordance with policies contained in either the adopted or draft reviewed West Dorset and Weymouth and Portland Local Plan and is at odds with an earlier appeal decision relating to the site and which removed normal permitted development rights.'
- 2) **WD/D/18/002544 FULL** (Received 3 April 2019)
Bacon - External alterations to include the creation of two new side windows – 46 Church Street, Lyme Regis, DT7 3DA
Approval of Planning Permission
Members recommended that this application be approved subject to a condition requiring the use of opaque glass in both proposed new windows in the north east elevation.
- 3) **WD/D/18/002545 LISTED BUILDING CONSENT** (Received 3 April 2019)
Bacon – Internal and external alterations to include the creation of two new side windows. – 46 Church Street, Lyme Regis, DT7 3DA
Approval of Listed Building Consent
Members recommended that this application be approved subject to a condition requiring the use of opaque glass in both proposed new windows in the north east elevation
- 4) **WD/D/19/000522 FULL** (Received 28 February 2019)
Mackenzie – Conversion of garage, creation of balcony, new porch/entrance, bay window and alterations – Hillside, Lyme Regis, DT7 3HS
Approval of Planning Permission
Members recommended that the application be approved because there were no material planning reasons for its refusal