



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 B. Bawden, Cllr M. Ellis, Cllr J. Broom, 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 10 March 2020 commencing at 7.00pm, when the following business is proposed to be transacted:

John Wright
Town Clerk
04.03.2020

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.

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 14 January 2020 (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 14 January 2020

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 Applications

To note amended applications.

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 Dorset Council regarding planning related matters

For members to be made aware of letters from Dorset Council relating to planning matters.

13. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 14 JANUARY 2020**

Present:

Members: Cllr G. Turner (in the chair), Cllr J. Broom, Cllr Mrs M. Ellis, Cllr B. Larcombe MBE

Officers: Mark Green (deputy town clerk)

19/90/P Public Forum

There were no members of the public present who wished to speak.

19/91/P Apologies

Apologies for this meeting had been received from:

Cllr Mrs. B. Bawden (prior commitment)

Cllr S. Williams (holiday)

19/92/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr B. Larcombe, the minutes of the meeting held on 10 December 2019, were **ADOPTED** without amendment.

19/93/P Disclosable Pecuniary Interests

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

19/94/P Dispensations

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

19/95/P Matters arising from the minutes of the meeting held on 10 December 2019

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

19/96/P Update Report

There were no matters to be updated at this meeting.

19/97/P Planning Applications

Planning applications were considered in accordance with the details circulated.

- 1) **WD/D/19/002794-LBC** (Received 13 December 2019)
Coram Tower RTM Company Ltd – Replace the pedestrian timber gate and linings to the east elevation with like for like replacement. – Coram Tower, Pound Road, Lyme Regis, DT7 3HX

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

- 2) **WD/D/19/002848-FULL** (Received 20 December 2019)
Hearne– Remove oriel window and construct balcony to the rear elevation. – 3 High Cliff Grange, Sidmouth Road, Lyme Regis DT7 3EH

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

19/98/P Amended/Additional Plans

There were no amended plans to be considered at this meeting.

19/99/P Withdrawn Applications

There were no withdrawn applications to be considered at this meeting.

19/100/P Planning Decisions

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

19/101/P Correspondence from Dorset Council regarding planning related matters.

The correspondence received from Dorset Council regarding planning related matters was **NOTED**.

The meeting closed at 7.22 pm.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 10 MARCH 2020
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/19/002837 OUTLINE PLANNING** (Received 14 February 2020)
Fernandez – Outline application with all matters reserved for the erection of a detached dwelling – Seathrift, Greenway, Lyme Regis, DT7 3EY

- 2) **WD/D/19/002961 LISTED BUILDING CONSENT** (Received 15 February 2020)
Redwood-Davies – External alterations to replace defective pointing and repoint with lime mortar (NHL3.5) and replace and defective blue lias stone facings – 57-58 Broad Street, Lyme Regis, DT7 3QF

- 3) **WD/D/19/003048 FULL** (Received 8 February 2020)
Herbert – Erection of second floor extension with fibreglass for and additional windows – Annexe, The Cottage, Lyme Regis, DT7 3LB

- 4) **WD/D/19/003105 FULL** (Received 22 February 2020)
Berry – Change of use of land to residential and formation of vehicular access. Erection of side and front extensions with balcony – Green Knoll, Westhill Road, Lyme Regis, DT7 3LW

- 5) **WD/D/19/003189 FULL** (Received 2 March 2020)
Sagman – Insert window into south facing wall – Flat 3, Long Entry Flats, Long Entry, Lyme Regis, DT7 3BY

- 6) **WD/D/19/003190 LISTED BUILDING CONSENT** (Received 2 March 2020)
Sagman – Insert window into south facing wall – Flat 3, Long Entry Flats, Long Entry, Lyme Regis, DT7 3BY

- 7) **WD/D/19/003194 LISTED BUILDING CONSENT** (Received 12 February 2020)
Shaw – External alterations to include repair of render and repaint, roof repairs, overhaul of rainwater goods, works to bay windows, repaint all timber doors and windows, stone cladding, quoins, repair or replace barge boards and soffits, making good of stonework as required – Clappentail House, Uplyme Road, Lyme Regis, DT7 3LP

- 8) **WD/D/19/000109 FULL** (Received 14 February 2020)
Dorset Council – Erect new school building with associated landscaping – Woodroffe School, Uplyme Road, Lyme Regis, DT7 3LX

- 9) **WD/D/20/000144 FULL** (Received 15 February 2020)
Benfield – Demolition of existing conservatory and erection of single-storey extension – April Cottage, Westhill Road, Lyme Regis, DT7 3LW

- 10) **WD/D/20/000203 FULL** (Received 22 February 2020)
Mann – Erect Dwelling – Somerscroft, Somers Road, Lyme Regis, DT7 3EX
- 11) **WD/D/20/000272 CHANGE OF USE** (Received 26 February 2020)
Mansell – Change of use from shop (A1 use) to restaurant & café (A3 use) – 63 Silver Street, Lyme Regis, DT7 3HR
- 12) **WD/D/20/000274 LISTED BUILDING CONSENT** (Received 26 February 2020)
Sparey – External works to facilitate the dismantling and rebuilding of five chimney stacks – Haye House, Haye Lane, Lyme Regis, DT7 3NQ

PLANNING APPLICATION RECEIVED RESPONSES UNDER DELEGATED POWERS

The following applications required a response from the council before the date of this meeting and as such, were dealt with under the chairman and vice chairman's delegated authority. The responses are as follows: *(responses are in italic)*

- 1) **WD/D/19/003001 LISTED BUILDING CONSENT** (Received 23 January 2020)
Haskins – Removal of bell cote – Poulett Hall, Alexandra Hotel, Pound Street, Lyme Regis, DT7 3HZ
The council notes the information contained in the Heritage Appraisal accompanying the application about the condition of the bell cote and its supporting structure. It agrees with the comment that their loss is 'disappointing and harmful to the historic environment' (9.2). However, on balance and having regard to the very poor and unsafe condition of the original and historic structures, it raises no objection to the works which were undertaken in 2016 to remove them and to make good and repair the remaining roof structure.
- 2) **WD/D/19/003128 FULL** (Received 6 February 2020)
Canham – Change of use from A1 (retail) to A5 (Hot Food Takeaways) (retrospective – 4A Broad Street, Lyme Regis, DT7 3QD
- 3) **WD/D/19/003129 LISTED BUILDING CONSENT** (Received 6 February 2020)
Canham – Change of use to A5 (Hot Food Takeaways) with internet and external decoration and new signage (retrospective)
- 4) **WD/D/19/003142 VARIATION OF CONDITIONS** (Received 2 February 2020)
Mc Loughlin - Change of use from A1 (Retail) to A3 (Restaurants & Cafes) Variation of condition 3 of Planning Approval WD/D/15/002354 – Exclusion time limits – 32A Broad Street, Lyme Regis, DT7 3QE
- 5) **WD/D/19/003008 FULL** (Received 2 March 2020)
Pound – Erection of single storey rear and front extension. Formation of terrace with external steps – West Oak, Upper Westhill Road, Lyme Regis, DT7 3ER
Members recommended that the application be approved because there were no material planning reasons that would warrant its refusal

**LYME REGIS TOWN COUNCIL
PLANNING AND HIGHWAYS COMMITTEE – 10 MARCH 2020
AMENDED/ADDITIONAL PLANS**

- 1) WD/D/19/002323 VARIATON OF CONDITION** (Received 4 March 2020)
Sweeney – Erect extensions and alterations. (Variation of Condition No.2 of Planning Permission No. WD/D/18/002841 to amend the approved plans for revisions to design, materials and internal layout). (Amended Scheme)

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 10 MARCH 2020
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/19/000346 LISTED BUILDING CONSENT** (Received 19 February 2020)
Gross – Carry out internal alterations to allow the formation of a shower room – Flat 2, Cobb House, Marine Parade, Lyme Regis, DT7 3JF
Refusal of Listed Building Consent
Members recommended that the application be approved because there were no material listings that would warrant its refusal.
- 2) **WD/19/000849 FULL** (Received 10 February 2020)
Tarrant – Change of use of round floor from A1 (retail) to A5 (hot food takeaway) – 4 Broad Street, Lyme Regis, DT7 3QD
Approval of Planning Permission
Members recommended that the application be approved because there were no material planning reasons that would warrant its refusal.
- 3) **WD/D/19/000850 LISTED BUILDING CONSENT** (Received 10 February 2020)
Tarrant – Installation of an extractor vent to North Elevation of building – 4 Broad Street, Lyme Regis, DT7 3QD
Approval of Listed Building Consent
Members recommended that the application be approved because there were no material listings that would warrant its refusal.
- 4) **WD/D/19/001094 FULL** (Received 23 February 2020)
Larcombe – Erection of 1.No Dwelling – 49 Queens Walk, Lyme Regis, DT7 3BH
Refusal of Planning Permission
Members recommended that the application be approved because there were no material planning reasons that would warrant its refusal.
- 5) **WD/D/19/001543 LISTED BUILDING CONSENT** (Received 24 February 2020)
Jacobs – Replace external entrance door; remove two windows, alter openings and insert French doors; erect internal partitions; change roof window.
- 6) **WD/D/19/001707 LISTED BUILDING CONSENT** (Received 11 February 2020)
Dennis – Existing single doorway and access bridge to garden widened – 4 Coombe Street, Lyme Regis, DT7 3PY
Approval of Listed Building Consent
Members recommended that the application be approved because there were no material listings that would warrant its refusal.

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- 7) **WD/D/19/001223 FULL** (Received 9 February 2020)
Kinnersley – Erect Dwelling – St Vincent, Cobb Road, Lyme Regis, DT7 3JS
Approval of Planning Permission
Members recommended that the application be approved because there were no material planning reasons that would warrant its refusal.
- 8) **WD/D/19/002544 LISTED BUILDING CONSENT** (Received 26 January 2020)
Cawthorne – Internal alterations to provide access to existing external toilet from inside the building and carry out associated works.
Approval of Listed Building Consent
Members recommended that the application be approved because there were no material listings that would warrant its refusal.
- 9) **WD/D/19/002572 LISTED BUILDING CONSENT** (Received 21 January 2020)
Maxwell – Replacement of an entrance door and projecting bay window with flat roof and the repair of all other sash windows – Flat 1, The Alcove, Marine Parade, Lyme Regis, DT7 3JE
Approval of Listed Building Consent
Members recommended that the application be approved because there were no material listings that would warrant its refusal.
- 10) **WD/D/19/002794 LISTED BUILDING CONSENT** (Received 28 January 2020)
Coram Tower RTM Company Ltd – Replace the pedestrian timber gate and linings to the east elevation with like for like replacement
Approval of Listed Building Consent
Members recommended that the application be approved because there were no material listings that would warrant its refusal.
- 11) **WD/D/19/002848 FULL** (Received 22 February 2020)
Hearne – Remove oriel window and construct balcony to the rear elevation – 3 High Cliff Grange, Sidmouth Road, Lyme Redis, DT7 3EH
Approval of Planning Permission
Members recommended that the application be approved because there were no material planning reasons that would warrant its refusal.

Committee: Planning

Date: 10 March 2020

Title of Report: Correspondence from Dorset Council (DC) regarding planning-related matters

Purpose of Report

To make members aware of letters from DC about planning matters

Recommendation

Members note the report

Background

1. Correspondence has been received from DC in relation to planning issues.
2. Copies of all the letters can be viewed at the town council offices, will be brought to this Planning Committee meeting and are summarised in the report below.

Report

1. Notice of Certificate of Lawful use or Development – The development as constructed has been carried out in accordance with the approved drawings and in compliance with all the planning conditions of the Outline Planning Permission WD/D/13/001000. As such the development as carried out is considered to be lawful for planning purposes
2. Notice of request for confirmation of compliance with conditions 4 & 5 of planning approval WD/D/19/000381.
3. Notice of request for confirmation of compliance with conditions 3,4,5,6, & 7 of planning approval WD/D/19/000381
4. Notice of request for confirmation of compliance with conditions, 4,5,6,7 & 8 of Listed Building Consent WD/D/19/000382

Elaine Pawsey
Senior administrative assistant
March 2020