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Town Clerk

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Planning Committee

Core Membership: Cllr G. Turner (chairman), Cllr B. Bawden Cllr J. Broom Cllr M. Ellis, Cllr B. Larcombe MBE, Cllr C. Reynolds, and Cllr S. Williams

Notice is hereby given of a meeting of the Planning Committee to be held on the Zoom video conferencing facility <https://us02web.zoom.us/j/88109430004> on Tuesday 13 April 2021 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
08.04.21

This is a formal council meeting, where the same standards of behaviour as normal are expected and all members are bound by the code of conduct.

This meeting will be 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 you wish to speak, please raise your hand and you will be invited to speak by the chairman, at which point your microphone will be unmuted.

Voting will also take place by show of hands and the chairman will indicate the votes have been noted.

If members have a pecuniary interest, they will be placed in the 'waiting room' where they cannot hear or participate in discussion and voting.

*Members of the public can make representations at the beginning of the meeting in the usual way. **To ensure the smooth running of the meeting, members of the public are asked to provide advance notice and details of the issue they intend to raise.***

If technical issues occur, the meeting may be paused to re-establish a connection. If a technological failure prevents the public from accessing the meeting or the meeting is no longer quorate, the chairman may adjourn the meeting.

Members are reminded that in reaching decisions they should take into consideration the town council's decision to declare a climate emergency and ambition to become carbon neutral by 2030 and beyond.

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 16 March 2021 (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
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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 16 March 2021

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

There are no amended plans on this agenda.

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

To note correspondence on this agenda.

13. Exempt Business

LYME REGIS TOWN COUNCIL

PLANNING COMMITTEE

MINUTES OF THE VIRTUAL MEETING HELD ON TUESDAY 16 MARCH 2021

Present:

Chairman: Cllr G. Turner

Members: Cllr J. Broom, Cllr B. Larcombe MBE, Cllr C. Reynolds and Cllr S. Williams

Officers: M. Green (deputy town clerk)

19/174/P Public Forum

Kenneth spoke in relation to application **WD/D/20/002930**, St Gilda's Lodge. He explained that he and his wife lived immediately adjacent to the site and would be impacted directly by the proposed development, although most of his comments and concerns applied more generally as well.

He entirely accepted the need to improve what was currently an unsightly and derelict site. However, he felt that the design and size of what was currently proposed was unacceptable and would have detrimental impact on his and others residential amenity. He also referred to concerns about the inadequacy of the current geotechnical report and to the safety issues raised by an increase in the number of vehicles of accessing and using the site. He pointed out that only one of the neighbouring properties was NOT Listed and that the proposed design was entirely out of keeping and represented a massive overdevelopment.

Elliott Herbert, the site owner, started by expressing his real concerns about the planning process at Dorset Council and the practical and financial consequences to him of the time it had already taken for this application to be registered and processed.

He hoped the committee would support the application and pointed out that the site currently comprised an unsightly and derelict bungalow. As an already local resident, he had bought the site with the intention of securing a better future for him and his young family.

19/175/P Apologies

Apologies were received from:

Cllr B. Bawden (work commitments) Cllr M. Ellis (personal reasons)

19/176/P Minutes

The deputy town clerk reported that the name of one of the members of the public attending and speaking at the last meeting had been incorrectly recorded. The correct name should be Zoe Patrick. He had offered his apologies to her for this error.

Proposed by Cllr B. Larcombe and seconded by Cllr C. Reynolds, the minutes of the meeting held on 16 February 2021 were **ADOPTED** name Zoe Fitzpatrick being changed to Zoe Patrick.

19/177/P Disclosable Pecuniary Interests

There were none.

19/178/P Dispensations

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

19/179/P Matters arising from the minutes of the meeting held on 16 February 2021

There were no matters arising.

19/180/P Update Report

There were no updates.

19/181/P Planning Applications

Planning applications were considered in accordance with the details circulated:

1) WD/D/20/002930-FULL

(Received 25 February 2021)

Perkins – Demolition of existing chalet and erection of dwelling – St Gildas Lodge, Stile Lane, Lyme Regis, DT7 3JD.

*Members unanimously recommended that the application be **refused** because it represented an overdevelopment of the site which would have a significant adverse impact on the residential amenity of neighbouring properties and was of a design entirely out of keeping with other properties in the immediate locality.*

AGENDA ITEM 3

- 2) **WD/D/20/003046-FULL** (Received 17 February 2021)
Ramsdale – Reduction in size of existing hotel from 14 bedrooms to 8 bedrooms, and convert part of building in to a 7 bedroom independent dwelling – Mariners Hotel, Silver Street, Lyme Regis, Dorset, DT7 3HS.

*Members recommended that the application be **approved** subject to a condition requiring the existing car park to remain available in connection with the use of the Mariners Hotel.*

- 3) **WD/D/20/003047-LBC** (Received 17 January 2021)

Ramsdale – Reduction in size of existing hotel from 14 bedrooms to 8 bedrooms, and convert part of building in to a 7 bedroom independent dwelling – Mariners Hotel, Silver Street, Lyme Regis, Dorset, DT7 3HS.

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

- 4) **WD/D/20/003102-LBC** (Received 24 February 2021)
Foster – Removal of timber stud and plasterboard partitions forming two bedrooms and a corridor to restore room to one bedroom; remove bath and install shower and alter positions of WC and basin in bathroom (Retrospective) – Flat 6, Gatesfield, Sidmouth Road, Lyme Regis, DT7 3EQ.

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

- 5) **WD/D/20/003118-FULL** (Received 12 February 2021)
Horton – Construction of a basement, together with an extension below the terraced area at the rear – 1 Woodmead Road, Lyme Regis, Dorset, DT7 3LJ.

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

- 6) **WD/D/20/003171-LBC** (Received 16 February 2021)
Hall – Replacement of windows and casements – First Floor Flat, The Old Boathouse, Marine Parade, Lyme Regis, Dorset, DT7 3JE.

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

AGENDA ITEM 3

- 7) **WD/D/20/003221-VARIATION OF CONDITION** (Received 22 February 2021)
Townsend & Bosence – Erect extension and alterations and widen existing driveway, Variation of condition 1 of planning approval WD/D/20/001619 amended plans.

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

- 8) **WD/D/20/003243-LBC** (Received 2 March 2021)
Sparey – Render external walls and relocate roof light – Haye House, Haye Lane, Lyme Regis, DT7 3NQ.

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

- 9) **WD/D/20.003244-LBC** (Received 2 March 2021)
Sparey – Replace attic dormer passage windows – Haye House, Haye Lane, Lyme Regis, DT7 3NQ.

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

- 10) **WD/D/21/000003-FULL** (Received 1 March 2021)
Wilkinson – Erection of porch and first floor extension by raising level of roof – 4 Pound Road, Lyme Regis, DT7 3HX.

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

- 11) **WD/D/21/000050-FULL** (Received 2 March 2021)
Webster – Erection of deck to rear of bungalow to and formation of doors – 18 Haye Close, Lyme Regis, Dorset, DT7 3NJ.

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

- 12) **WD/D/21/000070-FULL** (Received 2 March 2021)
Hebert – Erection of replacement dwelling – Hilary, Uplyme Road, Lyme Regis, DT7 3LS.

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

19/182/P Amended/Additional Plans

There were no amended/additional applications to be considered at this meeting.

19/183/P Withdrawn Plans

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

19/184/P Planning Decisions

The deputy town clerk reported that, in future, Dorset Council would not be supplying individual decision notices in respect of applications which the town council had commented on. This was as part of ongoing changes to modify and standardise the planning system across the whole of the Dorset Council area. It would involve the town council in additional work to monitor and extract decisions as and when they were made. This was complicated by the time it was taking for some applications to be processed and determined and the uncertainty of individual timescales.

Members discussed issues relating to the new planning system, the length of time taken to register and determine individual applications and the adverse impact this was having on applicants and developers.

The deputy town clerk was asked to write to both the head of service and responsible director at Dorset Council expressing concern at the current situation, to raise the matter with the local ward member and also enquire of DAPT whether the matter was being raised by them at a more strategic level. The decisions of the planning authority were received and **NOTED**.

19/185/P Correspondence from Dorset Council regarding planning related matters

There was no correspondence.

The meeting closed at 8.35pm

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 13 April 2021
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/21/000045** (Received 19 March 2021)
MODIFY OR DISCHARGE A PLANNING OBLIGATION
Jones – Discharge of planning obligations on Section 106 Agreement dated 12 December 2002 reference 1/W/2002/000733 – The Coach House, Haye Lane, Lyme Regis, DT7 3NQ

- 2) **WD/D/21/000085** (Received 10 March 2021)
HOUSEHOLD PLANNING PERMISSION
Kinnersley – Erect single storey oak orangery and oak porch – Highview, Uplyme Road, Lyme Regis, Dorset, DT7 3LS

- 3) **WD/D/20/000089** (Received 26 March 2021)
FULL APPLICATION
Goff – Erection of a fence – Lyme Regis Golf Club, Timber Hill, Lyme Regis, DT7 3HQ

- 4) **WD/D/20/000090** (Received 3 April 2021)
HOUSEHOLD PLANNING PERMISSION
Walters – Proposed replacement roof panels to existing conservatory – 18 Fairfield Park, Lyme Regis, Dt7 3DS

- 5) **P/ADV/2021/00142** (Received 26 March 2021)
ADVERTISMENT CONSENT
Boots Company PLC – Erection of advertising signs – 45 Broad Street, Lyme Regis, DT7 3QF

- 6) **WD/D/20/003171** (Received 25 March 2021)
LISTED BUILDING CONSENT
Boots Company PLC – Installation of external signage – 45 Broad Street, Lyme Regis, DT7 3QF

- 7) **P/VOC/2021/00169** (Received 15 March 2021)
VARIATION OF CONDITION
Dellbridge – Change of use from shop (A1) to café (A3) (Retrospective) of planning approval WD/D/20/000664 – Variation of condition t, opening hours – 19 Coombe Street, Lyme Regis, DT7 3PR

- 8) **P/HOU/2021/00388** (Received 6 April 2021)
HOUSEHOLDER PLANNING PERMISSION
Sparey – Erection of freestanding Green House – Haye House, Haye Lane, Lyme Regis, DT7 3NQ

AGENDA ITEM 8

9) P/LBC/2021/00389

(Received 6 April 2021)

LISTED BUILDING CONSENT

Sparey – Erection of freestanding Green House – Haye House, Haye Lane, Lyme
Regis, DT7 3NQ

AGENDA ITEM 11

LYME REGIS TOWN COUNCIL PLANNING COMMITTEE – 13 APRIL 2021 PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/20/001688 FULL** (Decision Date 25 March 2021)
Caddy – Demolition of garage and erection of annex - The Cottage, Coram Avenue,
Lyme Regis, DT7 3LB
Refusal of Planning Permission

- 2) **WD/D/20/002172 FULL** (Decision Date 25 March 2021)
Dean – Use of freehold land for parking 2 private vehicles – Land at, East Cliff, Lyme
Regis
Approval of Planning Permission
*Members recommended this application be approved because there are no planning
reasons for its refusal*

- 3) **WD/D/20/003227 FULL** (Decision Date 15 March 2021)
Hale – Erection of two storey rear extension and loft conversion with construction of
dormer window and insertion of a roof window and a balcony window – 24 Talbot Road,
Lyme Regis, DT7 3BB
Approval of Planning Permission
*Members recommended this application be approved because there are no planning
reasons for its refusal*

- 4) **WD/D/21/000070 FULL** (Decision Date 31 March 2021)
Herbert – Erection of replacement dwelling – Hilary, Uplyme Road, Lyme Regis, DT7 3LS
Approval of Planning Permission
*Members recommended this application be approved because there are no planning
reasons for its refusal.*

AGENDA ITEM 12

Committee: Planning

Date: 13 April 2021

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

3. Notification that application P/PABA/2021/01032 – Park and Ride site, Charmouth Road, Lyme Regis, has been received for an Erection of agricultural storage building. You are being notified for information purposes. This application is not a planning application but a request for a legal determination of the Council as to whether or not Prior Approval is required for the proposal.
You can view the application and any supporting documents on <https://planning.dorsetcouncil.gov.uk/>

Elaine Pawsey
Senior administrative assistant
April 2021