



**John Wright
Town Clerk**

Lyme Regis Town Council

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Planning Committee

Core Membership: Cllr B. Bawden, Cllr J. Broom, Cllr M. Ellis, Cllr B. Larcombe MBE, Cllr C. Reynolds, 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 7 September 2021 commencing at 7.00pm, when the following business is proposed to be transacted:

John Wright
Town Clerk
01.09.2021

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

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.

1. Election of Chairman and Vice-Chairman

To allow the committee to receive nominations and elect its chairman and vice-chairman for the council year 2021-22

2. Terms of Reference

To allow the committee to receive its terms of reference

3. 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

4. Apologies

To receive and record any apologies and reasons for absence.

5. Minutes

To confirm the accuracy of the minutes of the Planning Committee held on the 6 July 2021 (attached).

6. 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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7. Dispensations

To note the grant of dispensations made by the town clerk in relation to the business of this meeting.

8. Matters arising from the minutes of the Planning Committee meeting held on 6 July 2021

There are no matters arising on this agenda.

9. Update Report

There is no update report on this agenda.

10. 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.

11. Amended/Additional Plans

There are no amended/additional plans on this agenda.

12. Withdrawn Applications

There are no withdrawn applications on this agenda.

13. Planning Decisions

To note decisions of the planning authority on previously submitted planning applications as set out on the attached list.

14. Correspondence from Dorset Council regarding planning related matters

To note the correspondence from Dorset council.

15. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 6 JULY 2021**

Present:

Chairman: Cllr B. Larcombe MBE

Members: Cllr J. Broom, Cllr M. Ellis (from 7.04 p.m.), Cllr G Turner and Cllr S. Williams

Officers: M. Green (deputy town clerk)

21/1/P Public Forum

Mr and Mrs Horn, applicants, spoke in support of application HOU/2021/00902 – Single storey side extension following demolition of garage – at 20 Talbot Road, Lyme Regis, DT7 3BA

21/2/P Apologies

There were apologies for absence from:

Cllr B. Bawden (felt unable to attend)

Cllr C. Reynolds (self-isolating)

21/3/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr B. Larcombe, the minutes of the meeting held on 11 May 2021 were **ADOPTED**.

21/4/P Disclosable Pecuniary Interests

Cllr M. Ellis and Cllr G. Turner both declared non-pecuniary interests in application P/HOU/2021/01359 because the applicant was a customer of them or their spouse. Cllr Turner also declared a non-pecuniary interest in application P/HOU/2021/01982 for the same reason.

21/5/P Dispensations

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

21/6/P Matters arising from the minutes of the meeting held on 11 May 2021

There were no matters arising.

21/7/P Update Report

Proposals for a National Park for Dorset

The deputy town clerk explained that the current position with the proposals for a national park for Dorset appeared very unclear. Although several press articles clearly stated that the proposals had been 'dropped', this appeared not to be borne out by any of the public information released by government. Instead, it appeared that a final decision would be made later in the year, probably in September.

Cllr B. Larcombe emphasised that the current planning status remained, unless or until a decision was made to the contrary.

21/8/P Planning Applications

Planning applications were considered in accordance with the details circulated.

- 1) **P/HOU/2021/00233** (Received 21 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Fowley – Formation of off-street parking area – 19 Anning Road, Lyme Regis, DT7 3DZ.

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

- 2) **P/HOU/2021/00902** (Received 4 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Horn – Single storey side extension following demolition of garage – 20 Talbot Road, Lyme Regis, DT7 3BA.

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

- 3) **P/HOU/2021/00903** (Received 3 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Tenbroeke – Proposed extension, loft conversion, garage conversion to bedroom and increase parking area – 8 Clappentail Park, Lyme Regis, DT7 3NB.

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

- 4) **P/FUL/2021/01082** (Received 18 June 2021)
FULL PLANNING PERMISSION
Mella – Demolish existing dwelling and replace with new dwelling – Hythe cottage, Pine Walk, Lyme Regis, DT7 3LA.

*Members recommended that the application be **refused** on the grounds that the design is out of keeping with other neighbouring properties in the area and the application is, therefore, at odds with planning policies ENV 10 i) AND ENV 12 i) (1) of the adopted West Dorset, Weymouth and Portland Local Plan.*

- 5) **P/FUL/2021/01240** (Received 25 June 2021)
FULL PLANNING PERMISSION
Andrews – Installation of palisade fencing along boundary of site – Unit 6, Lyme Regis Industrial Estate, 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.*
- 6) **P/OUT/2021/01264** (Received 14 June 2021)
OUTLINE PLANNING PERMISSION
Ryan – Construction of single dwelling house – Highlands, Greenway, Lyme Regis, DT7 3EY.
- Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- Cllr M. Ellis and Cllr G. Turner left the meeting at 7.20 p.m.
- 7) **P/HOU/2021/01359** (Received 18 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Vivian – Single storey infill extension following partial demolition including associated internal and external alterations – Faraway, Broad Street, Lyme Regis, DT7 3QE.
- Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- Cllr M. Ellis and Cllr G. Turner re-joined the meeting at 7.21 p.m.
- 8) **P/HOU/2021/01423** (Received 17 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Styles – Erect single storey rear extension, remodelling, raised terrace and associated works – Somerscroft, Somers Road, Lyme Regis, DT7 3EX.
- Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- 9) **P/HOU/2021/01913** (Received 14 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Marshall – Two Storey rear extension and roof extension – 4 Woodmead Road, Lyme Regis, DT7 3AB.
- Members recommended that the application be **refused** on the grounds that the design is out of keeping with other neighbouring properties in the area and the application is, therefore, at odds with planning policies ENV 10 i) AND ENV 12 i) (1) of the adopted West Dorset, Weymouth and Portland Local Plan.*
- Cllr G. Turner did not leave the meeting for the following application because it had been withdrawn.

- 10) **P/HOU/2021/01982** (Received 28 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Bridges – Install Velux roof window on south facing roof space – 5 Ozone Terrace, Lyme Regis, DT7 3JY.

*Members noted the application had been **withdrawn**.*

- 11) **P/HOU/2021/02017** (Received 17 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Dillon – First floor extension and small single storey side extension – Appletree Cottage, Coram Avenue, Lyme Regis, DT7 3LB

*Members recommended that the application be **refused** on the grounds that the design is out of keeping with other neighbouring properties in the area and the application is, therefore, at odds with planning policies ENV 10 i) AND ENV 12 i) (1) of the adopted West Dorset, Weymouth and Portland Local Plan.*

21/9/P Amended/Additional Plans

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

21/10/P Withdrawn Applications

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

21/11/P Planning Decisions

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

21/12/P Correspondence from Dorset Council regarding planning related matters.

There was no correspondence to be noted at this meeting.

21/13/P Charmouth Neighbourhood Plan

Proposed by Cllr B. Larcombe and seconded by Cllr J. Broom, members agreed to **RECOMMEND TO FULL COUNCIL** that the Charmouth Neighbourhood Plan be supported.

The meeting closed at 7.52pm.

AGENDA ITEM 10

LYME REGIS TOWN COUNCIL PLANNING COMMITTEE – 7 SEPTEMBER 2021 PLANNING APPLICATIONS RECEIVED

- 1) **P/LBC/2021/01166** (Received 25 August 2021)
LISTED BUILDING CONSENT
Culley – Upgrade of fire protection and escape route and installation of fire alarm system – 44 – 45 coombe Street, Lyme Regis, DT7 3QA
- 2) **P/HOU/2021/01476** (Received 10 August 2021)
HOUSEHOLDER PLANNING PERMISSION
Gratton – Loft conversion to include raised roof, 3 no. dormer windows to the rear and full-height glazed entrance well to the front elevation/ Conversion of existing garage with addition of conservatory to rear. Erect single garage and formation of additional terracing – Galen Lea, Sidmouth Road, Lyme Regis, DT7 3ES
- 3) **P/HOU/2021/01535** (Received 30 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Leeden – Front and rear extension – Magnolia House, Sidmouth Road, Lyme Regis, DT7 3ES
- 4) **P/HOU/2021/01662** (Received 3 August 2021)
HOUSEHOLDER PLANNING PERMISSION
Oliver – Erect rear extension, part ground floor only and part two storey with lower and upper ground floors. Add first floor bedroom over existing ground floor – 39 Sherborne Lane, Lyme Regis, DT7 3NY
- 5) **P/COU/2021/01806** (Received 13 August 2021)
CHANGE OF USE
Samways – Change of use of shop to residential flat and re-roof conservatory – Pitt House, Broad Street, Lyme Regis, DT7 3QF
- 6) **P/HOU/2021/02017** (Received 11 August 2021)
HOUSEHOLDER PLANNING PERMISSION
Dillon – First floor extension incorporating a raised mono pitch roof and rear single storey lean to extension. Ground floor side extension. Landscape and access alterations to front of property. To also include installation of solar panels on new roof and a heat pump at rear – Appletree Cottage, Corum Avenue, Lyme Regis, DT7 3LB
- 7) **P/CLE/2021/02053** (Received 29 July 2021)
CERTIFICATE OF LAWFULNESS
Bray – Retrospective planning for fencing and gate boundaries, one shed and one lean to and access – Humming Bird, Marine Parade, Lyme Regis, DT7 3JF

- 8) **P/LBC/2021/02080** (Received 29 July 2021)
HOUSEHOLDER PLANNING PERMISSION
Pudner – Changes to Fenestration – The Lawn, Pound Street, Lyme Regis, DT7 3HZ
- 9) **P/HOU/2021/02339** (Received 30 July 2021)
HOUSEHOLDER PLANNING PERMISSION
Walsh – Erect two storey rear extension – 4 Cobb Road, Lyme Regis, DT7 3JU
- 10) **P/LBC/2021/02379** (Received 9 August 2021)
LISTED BUILDING CONSENT
Hemsley – Installation of compact lift between flats 1 and 5 (temporary consent only) – 1 High Cliff House, Sidmouth Road, Lyme Regis, DT7 3EQ
- 11) **P/HOU/2021/02545** (Received 13 August 2021)
HOUSEHOLDER PLANNING PERMISSION
Wood – Erect garden canopy and extend garden boundary – Cleveland Pound Street, Lyme Regis, DT7 3JA

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 7 SEPTEMBER 2021
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **P/HOU/2021/00812** (Decision Date 24 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Stewart – Replacement of structural steels at front of property and replacement of existing windows and doors openings – 4 Ozone Terrace, Lyme Regis, DT7 3JY
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal

- 2) **P/HOU/2021/01561** (Decision Date 11 July 2021)
HOUSEHOLDER PLANNING PERMISSION
Foord – Removal of existing conservatory and erection of single storey extensions and raised decking – Mazzards, Clappentail Lane, Lyme Regis, DT7 3LZ
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal

- 3) **P/HOU/2021/01423** (Decision Date 19 July 2021)
HOUSEHOLDER PLANNING PERMISSION
Styles – Erect single storey rear extension, raised terrace and associated works – Somerscroft, Somers Road, Lyme Regis, DT7 3EX
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal.

- 4) **P/FUL/2021/00704** (Decision Date 19 July 2021)
FULL PLANNING PERMISSION
Blaksley – Erection of 2No. dwellings – Land adjacent Colway Lane, Queens Walk, Lyme Regis
Approval of Planning Permission
Members recommended this application be refused as it is an overdevelopment of the site and not in keeping with the surrounding area

- 5) **P/HOU/2021/00678** (Decision Date 19 July 2021)
HOUSEHOLDER PLANNING PERMISSION
Pollock – Construction extension, internal alterations and associated garden landscaping. Reconstruct garage to provide ancillary accommodation – Kaduna, Vista Close, Lyme Regis
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal

- 6) **P/HOU/2021/01167** (Decision Date 12 July 2021)
HOUSEHOLDER PLANNING PERMISSION
Riddle – Erection of replacement garage – Glenmead, Colway Lane, Lyme Regis, DT7 3AR
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal.
- 7) **P/HOU/2021/00902** (Decision Date 19 July 2021)
HOUSEHOLDER PLANNING PERMISSION
Horn – Single storey side extension following demolition of garage – 20 Talbot Road, Lyme Regis, DT7 3BA
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal
- 8) **P/HOU/2021/00903** (Decision Date 12 July 2021)
HOUSEHOLDER PLANNING PERMISSION
Tenbroeke – Proposed extension, loft conversion, garage conversion to bedroom and increase parking area – 8 Clappentail Park, Lyme Regis, Dorset, DT7 3NB
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal
- 9) **WD/D/20/003118** (Decision Date 9 July 2021)
FULL PLANNING PERMISSION
Horton – Construction of a basement, together with an extension below the terraced area at the rear – 1 Woodmead Road, Lyme Regis, Dorset, ST7 3LJ
Approval of Full Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal

Committee: Planning

Date: 7 September 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 for information purposes re: application P/PAPA/2021/02741 Land and Buildings West of A3052 Fernhill to Timber Hill, Lyme Regis of prior planning permission documents can be found on <https://planning.dorsetcouncil.gov.uk/>
4. Information from Dorset Council about the pressures on the planning system :



**Dorset Council planning services
struggling with Covid demand**

The construction industry has seen a huge surge during the

pandemic. Homeowners with more cash in their pockets than normal are considering extensions or changes to their homes because working from home has become the future.

Last month planning applications rose in every English region compared to July 2020. This follows a bumper start to the year where February saw an amazing 25 per cent increase in applications (compared to the same month in 2020) across the country. Throughout 2020 there was a 36 per cent increase in the number of applications, compared to 2019.* This activity has led to a huge demand on Dorset Council's planning services.

When the council formed in April 2019 from former district, borough and county councils there were six different planning teams, working on different systems. Work started on moving these teams into one and to start transferring 47 years of records held by each area onto a new system.

In spring of 2020 the team had been formed and areas that needed more support had been identified. The discovery phase of the planning convergence and transformation was complete, and the team were ready to transfer the first area to the new system.

Fast forward to the present; four out of six areas have been transferred, with the next planned for early October. People have been recruited to fill vacant posts and teams are using the new joined up system.

Along the way efficiencies have been made. Looking at the service that's provided, what is legally required and what things have always been done that take time and are not mandatory. Slimming down these services such as no longer sending neighbour letters, changing the way notices are published and automating lists for parish councillors, so officers can focus on planning applications.

Cllr David Walsh, Dorset Council's portfolio holder for planning said:

"We ask our residents to bear with us, we know it is frustrating, but these delays are being felt across the country and it is out of our control. It is incredibly busy, and we are working on all applications in date order. So, I ask for people not to chase their application, by phone or email. Doing this only takes up officer time that could be spent on progressing work.

"We have kept fellow councillors, town and parish councils and property agents informed of the situation by newsletters and emails and will continue to keep them up to date."

Another area that has seen a huge increase in demand is land searches and charges. The stamp duty holiday encouraged people to move home to new areas to give a better life balance. This national incentive to help the property market has meant that the number of searches needed to be carried out have almost doubled.

There are some areas that are not seeing such delays. The Building Control service have been plan checking and visiting sites throughout the pandemic to ensure that buildings are constructed to national building regulations. They have filled vacant positions and have also recruited two apprentices who will start their building control degree in September.

*All data used in this release has been taken from

<https://www.planningportal.co.uk/>

Elaine Pawsey
Senior administrative assistant
September 2021