



John Wright
Town Clerk

Lyme Regis Town Council

Town Council Office
Guildhall Cottage
Church Street
Lyme Regis
Dorset
DT7 3BS

email: enquiries@lymeregistowncouncil.gov.uk

Tel: 01297 445175
Fax: 01297 443773

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 30 November 2021 commencing at 7.00pm, when the following business is proposed to be transacted:

John Wright
Town Clerk
24.11.2021

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.

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 19 October 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

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 19 October 2021

There are no matters arising.

7. Update Report

There are no updates.

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/additional 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

Email relating to the Dorset Local Plan review (to be reported verbally at the meeting)

13. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 19 OCTOBER 2021**

Present:

Chairman: Cllr G Turner

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

Officers: M. Green (deputy town clerk)

21/14/P Election of Chairman and Vice-Chairman

It was proposed by Cllr J. Broom and seconded by Cllr C. Reynolds that Cllr G. Turner be chairman of the Planning Committee.

There being no other nominations, Cllr G. Turner was duly **ELECTED** as chairman.

It was proposed by Cllr G. Turner and seconded by Cllr J. Broom that Cllr B. Larcombe be vice-chairman of the Planning Committee.

There being no other nominations, Cllr B. Larcombe was duly **ELECTED** as vice-chairman.

21/15/P Terms of Reference

Proposed by Cllr C. Reynolds and seconded by Cllr J. Broom, the terms of reference for the Planning Committee were **RECEIVED**.

21/16/P Public Forum

Mr A Turner, applicant in respect of P/HOU/2021/03379 (Hillside, Hill Road), thanked the committee for its work, explained and spoke in support of the proposal and referred to the letter of support from a neighbouring property.

21/17/P Apologies for Absence

Apologies for absence were received from:

Cllr B. Bawden (prior commitment)

Cllr M. Ellis (work commitment)

Cllr S. Williams (personal reasons)

21/18/P Minutes

Proposed by Cllr B. Larcombe and seconded by Cllr J. Broom, the minutes of the meeting held on 6 July 2021 were **ADOPTED** without amendment.

21/19/P Disclosable Pecuniary Interests

Cllr G. Turner declared a pecuniary interest in application P/FUL/2021/02275 (The Leas, View Road) because he was undertaking work for the applicants.

21/20/P Dispensations

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

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

There were no matters arising.

21/22/P Update Report

There were no updates.

21/23/P Planning Applications

Planning applications were considered in accordance with the details circulated.

It was proposed by Cllr. B Larcombe, seconded by Cllr C. Reynolds and **agreed** by all members present, that application P/HOU/2021/03379 (Hillside, Hill Road) be considered first to avoid unnecessarily detaining the applicant.

- 1) **P/HOU/2021/03379** (Received 27 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Carnbrae Developments Ltd – Proposed Extension, Adjustments to Dormers and New Outbuilding – Hillside, Hill Road, Lyme Regis, DT7 3PG

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

- 2) **P/FUL/2021/02013** (Received 6 September 2021)

FULL PLANNING APPLICATION

Robinson Associates Construction Services Ltd – Erection of new access platform and replace existing window with door opening – 2 Riseholme, Avenue Road, Lyme Regis, DT7 3AE

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

- 3) **P/LBC/2021/02034** (Received 27 August 2021)

LISTED BUILDING CONSENT

Bramston – Replacement windows to rear elevation – 14 Pound Street, Lyme Regis, DT7 3HZ

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

- 4) **P/FUL/2021/02103** (Received 6 September 2021)

FULL PLANNING APPLICATION

LRTC – Siting of 6.no additional beach huts including an accessible beach hut – Beach Huts Cart Road, Marine Parade, Lyme Regis, DT7 3JH

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

- 5) **P/HOU/2021/02162** (Received 31 August 2021)

HOUSEHOLDER PLANNING PERMISSION

Bronk – Replacement Green House – Upper Cobb House, Sidmouth Road, Lyme Regis, DT7 3ES

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

- 6) **P/HOU/2021/02226** (Received 3 September 2021)

HOUSEHOLDER PLANNING PERMISSION

Walshe – Single Storey rear extension – 7 Sherborne Lane, Lyme Regis, DT7 3NY

Members recommended that the application be refused because the design of the proposed extension is out of keeping with and unsympathetic to the existing listed building

- 7) **P/FUL/2021/02261** (Received 15 September 2021)

FULL PLANNING APPLICATION

Matthews – Demolish existing dwelling and erect 1no. replacement dwelling – 11 Coombe Street, Lyme Regis, DT7 3PR

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

- 8) **P/COU/2021/02272** (Received 7 September 2021)
CHANGE OF USE
Wiscombe – Change of use from office/live space (B1) to 1 no. dwelling (C3) – Russell House, Unit 2, Lyme Close, Lyme Regis, DT7 3DE

Members recommended that the application be refused because, contrary to policy ECON3 in the adopted West Dorset, Weymouth and Portland Local Plan, it involves the loss of employment space without any supporting information to evidence any attempt to market the space for employment use and/or the lack of demand for that space.

Cllr G. Turner left the room at 7.40 p.m.

- 9) **P/FUL/2021/02275** (Received 7 September 2021)
FULL PLANNING PERMISSION
Harris & Tyrell – Erect single storey garden room – The Leas, View Road, Lyme Regis, DT7 3AA

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

Cllr G. Turner returned to the room at 7.42 p.m.

- 10) **P/LBC/2021/02376** (Received 1 September 2021)
LISTED BUILDING CONSENT
O'Connor – Replace five existing rear windows with new single glazed windows – 5B Bridge Street, Lyme Regis, DT7 3QA

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

- 11) **P/FUL/2021/03027** (Received 20 September 2021)
FULL PLANNING PERMISSION
Hollway – Change of use of land to site 1.no shepherds hut – Greenhill House 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.*

- 12) **P/FUL/2021/03099** (Received 22 September 2021)
FULL PLANNING PERMISSION
Ford – Demolition of existing dwelling and erect 1 no. replacement dwelling – Cliff Edge, East Cliff, Lyme Regis, DT7 3DH

Members recommended that the application be refused because the design of the proposed replacement dwelling is out of keeping with the general character of the area.

- 13) **P/HOU/2021/03164** (Received 20 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Baillie – Erect first floor extension to front and rear – 10 Highcliff Road, Lyme Regis, DT7 3EW

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

- 14) **P/COU/2021/03366** (Received 24 September 2021)
CHANGE OF USE
Williamson & Roddy – Change of use of bed & breakfast guest house (Use Class C1) to single dwellinghouse (Use Class C3)

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

- 15) **P/VOC/2021/03367** (Received 24 September 2021)
CHANGE OF USE
Bernhardt – Change of use from B1 to D2 to allow the building to be used as a fitness centre (without compliance to condition 4 of planning approval WD/D/14/002435 – restriction on business hours)

Members recommended that the application be refused because the change of operating hours to 24/7 would adversely affect the residential amenity of nearby properties.

(NOTE: the town council may be more sympathetic to an amended/alternative application which sought to extend the existing operating hours to 7.00 a.m. - 10.00 p.m. 7 days per week)

- 16) **P/HOU/2021/03553** (Received 27 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Cobb – Loft Conversion with Front and Rear Dormers – 25 Lym Close, Lyme Regis, DT7 3DE

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

- 17) **P/FUL/2021/03606** (Received 1 October 2021)
FULL APPLICATION

Dowthaite – Division of existing dwelling into 7 no. units; Removal of chimney breasts; Reinstate front elevation basement windows; Erection of terraces and erection of dwelling – Victoria House, Uplyme Road, Lyme Regis, DT7 3LP

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

18) **P/LBC/2021/03661** (Received 30 September 2021)
LISTED BUILDING CONSENT

Patrick – Internal alterations – removing and moving three partition walls, three doorways and formation of one new doorway – Colway House, Uplyme Road, Lyme Regis, DT7 3LS

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

19) **P/PABA2/2021/03696** (Received 29 September 2021)
PRIOR APPLICATION

Wellman – Erection of agricultural storage building – Park and Ride site, Charmouth road, Lyme Regis

This 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 – Your comments can be passed forward.

Members raised no concerns about the proposed development.

21/24/P Amended/Additional Plans

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

21/25/P Withdrawn Applications

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

21/26/P Planning Decisions

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

21/27/P Correspondence from Dorset Council regarding planning related matters.

There was no correspondence to be considered at this meeting.

The meeting closed at 8.09pm.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 30 NOVEMBER 2021
PLANNING APPLICATIONS RECEIVED**

- 1) **P/HOU/2021/04885** (Received 19 November 2021)
HOUSEHOLDER PLANNING PERMISSION
J Dean – Construction of balcony – 19A Broad Street, Lyme Regis, DT7 3QE
- 2) **P/LBC/2021/04149** (Received 18 November 2021)
LISTED BUILDING CONSENT
Melotte – Roof Repairs - Replace damaged roof slates, ridge tiles and cedar shingles, fitting of breathable underfelt, strengthening of rafters and installation of internal loft insulation – 35 Sherborne Lane, Lyme Regis, DT7 3NY
- 3) **P/HOU/2021/03812** (Received 17 November 2021)
HOUSEHOLDER PLANNING PERMISSION
Fear – Erect balcony and install new door – 4 Ozone Terrace, Lyme Regis, DT7 3JY
- 4) **P/LBC/2021/04594** (Received 15 November 2021)
LISTED BUILDING CONSENT
Sainsbury- Regularisation of works to master bedroom comprising infill of one door and creation of new opening- 6 High Cliff House Sidmouth Road Lyme Regis DT7 3EQ
- 5) **P/LBC/2021/04291** (Received 15 November 2021)
LISTED BUILDING CONSENT
Gravili - Internal and external alterations to facilitate the conversion of the building to restaurant and 2no. units of accommodation - 7 Church Street Lyme Regis Dorset DT7 3BS
- 6) **P/FUL/2021/04289** (Received 15 November 2021)
FULL PLANNING APPLICATION
Gravili - Conversion from ground floor restaurant and 1no. unit of accommodation to ground floor restaurant and 2no. units of accommodation on the first and second floors- 7 Church Street Lyme Regis Dorset DT7 3BS
- 7) **P/FUL/2021/04531** (Received 9 November 2021)
FULL PLANNING APPLICATION
Morton- Change of use from multiple dwellings to a single-family home. Erect replacement single storey front and side extensions including new garage and new conservatory extension to the side rear - Glenholme Cobb Road Lyme Regis DT7 3JR
- 8) **P/LBC/2021/03515** (Received 3 November 2021)
LISTED BUILDING CONSENT
Hibbs – Re-render front of property. – 35 Broad Street Lyme Regis DT7 3QF

- 9) **P/FUL/2021/04433** (Received 3 November 2021)
FULL PLANNING PERMISSION
Colway Gate Ltd- Erect 2.no dwellings and associated landscaping and infrastructure,
Demolish existing dwelling and garage – Colway Gate Colway Lane Lyme Regis DT7
- 10) **P/LBC/2021/04290** (Received 1 November 2021)
LISTED BUILDING CONSENT
Pudner– Internal and external works to include removal of blown render to north and west
elevations, replacement patio and guttering, installation of a new boiler and flue and the
facing of a concrete block wall at the west side of the property and repair/replace gate
– The Lawn Pound Street Lyme Regis DT7 3HZ
- 11) **P/HOU/2021/01913** (Received 30 October 2021)
HOUSEHOLDER PLANNING PERMISSION
Marshall – Two storey rear extension, roof extension and 3 front dormers – 4 Woodmead
Road Lyme Regis DT7 3AB
- 12) **P/Ful/2021/04357** (Received 29 October 2021)
FULL PLANNING PERMISSION
Webb – Demolition of existing bungalow and replacement with contemporary dwelling
Orchard End Highcliff Road Lyme Regis Lyme Regis DT7 3EW
- 13) **P/LBC/2021/03958** (Received 24 November 2021)
Listed Building Consent/ Notification Public
South West Water – Install an external 4G antenna to the outside wall -Gun Cliff SPS
Bridge Street Lyme Regis

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 30 November 2021
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **P/PABA2/2021/03696** (Decision Date 12 November 2021)
PRIOR APPLICATION
Wellman – Erection of agricultural storage building – Park and Ride Site, Charmouth Road, Lyme Regis, Dorset
Prior Approval Refused
Members have no objection to this application
- 2) **P/HOU/2021/03553** (Decision Date 19 October 2021)
HOUSEHOLDER PLANNING PERMISSION
Cobb – Loft conversion with front and rear dormers – 25 Lym Close, Lyme Regis, DT7 3DE
Approval of Householder Planning Permission
Members recommended this application be approved as there are no planning reasons to warrant its refusal
- 3) **P/COU/2021/03366** (Decision Date 28 October 2021)
CHANGE OF USE
Williamson and Roddy – Change of use of bed & breakfast guest house (Use Class C1) to single dwellinghouse (Use Class C3)– 29 Coombe Street, Lyme Regis, DT7 3PP
Change of Use Granted
Members recommended this application be approved as there are no planning reasons to warrant its refusal
- 4) **P/FUL/2021/02013** (Decision Date 5 November 2021)
FULL PLANNING APPLICATION
Robinson Associates Construction Services Ltd – Erection of new access platform and replace existing window with door opening – 2 Riseholme Avenue Road, Lyme Regis, DT7 3AE
Approval of Planning Permission
Members recommended this application be approved as there were no planning reasons to warrant its refusal
- 5) **P/FUL/2021/03027** (Decision Date 4 November 2021)
FULL PLANNING APPLICATION
Hollway – Change of use of land to site 1.no shepherds hut – Greenhill House Somers Road, Lyme Regis, DT7 3EX
Approval of Planning Permission
Members recommended this application be approved as there were no planning reasons to warrant its refusal

- 6) **P/HOU/2021/02545** (Decision Date 1 November 2021)
HOUSEHOLDER PLANNING PERMISSION
 Smith and Wood – Extend garden boundary with fencing – Cleveland, Pound Street Lyme Regis, DT7 3JA
Approval of Householder Planning Permission
Members recommended this application be approved as there are no planning reasons to warrant its refusal
- 6) **P/FUL/2021/02275** (Decision Date 19 October 2021)
FULL PLANNING APPLICATION
 Tyrrell – Erect single storey garden room – The Leas View Road, Lyme Regis, DT7 3AA
Approval of Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal.
- 7) **P/FUL/2021/01240** (Decision Date 02 November 2021)
FULL PLANNING APPLICATION
 Andrews- Installation of palisade fencing along boundary of site. – Unit 6 Lyme Regis Industrial Estate Uplyme Road Lyme Regis Dorset DT7 3LS
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal
- 8) **P/FUL/2021/01082** (Decision Date 05 October 2021)
FULL PLANNING APPLICATION
 Mella- Demolish existing dwelling and replace with new dwelling. – Hythe Cottage Pine Walk Lyme Regis Dorset DT7 3LA
Approval of Householder Planning Permission
Members recommended this 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
- 9) **P/HOU/2021/01359** (Decision Date 21 October 2021)
HOUSEHOLDER PLANNING PERMISSION
 Vivian – Single story infill extension following partial demolition including associated internal and external alterations. – Faraway Broad Street Lyme Regis DT7 3QE
Approval of Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal.

- 10) **P/HOU/2021/02162** (Decision Date 22 October 2021)
HOUSEHOLDER PLANNING PERMISSION
Bronk- Replacement Greenhouse– Upper Cobb House Sidmouth Road Lyme Regis DT7 3ES
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal
- 11) **P/FUL/2021/02103** (Decision Date 29 October 2021)
FULL PLANNING APPLICATION
Lyme Regis Town Council – Siting of 6.no additional beach huts including an accessible beach hut. – Beach Huts Cart Road Marine Parade Lyme Regis DT73JH
Approval of Planning Permission
Members recommended this application be approved as there were no planning reasons to warrant its refusal
- 12) **P/LBC/2021/02080** (Decision Date 21 October 2021)
LISTED BUILDING CONTROL
Pudner– Changes to Fenestration – The Lawn Pound Street Lyme Regis Dorset DT7 3HZ
Approval of Planning Permission
Members recommended this application be approved as there were no planning reasons to warrant its refusal

