



**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 J. Broom, Cllr M. Ellis, Cllr C. Reynolds

Notice is given of a meeting of the Planning Committee to be held at the **Guildhall, Bridge Street, Lyme Regis** on Tuesday 3 May 2022 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
27.04.2022

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 5 April 2022 (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 5 April 2022

There are none.

7. Update Report

There are none.

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.

10. Withdrawn Applications

There are no withdrawn applications.

11. Planning Decisions

There are no planning decisions included in this agenda as the Dorset Council planning system was unavailable between Monday 25 and Wednesday 27 April 2022.

12. Correspondence from Dorset Council (DC) regarding planning-related matters

To note the correspondence.

13. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 5 APRIL**

Present:

Chairman: Cllr G Turner

Members: Cllr J. Broom and Cllr C. Reynolds

Officers: M. Green (deputy town clerk)

21/77/P Public Forum

Mr Klosok explained that he was present, together with his wife and business partner, to speak in support of application P/COU/2021/02272 (Russell House).

The chairman invited him to speak immediately prior to consideration of this application.

21/78/P Apologies for Absence

Apologies for absence were received from:

Cllr B. Bawden (fear of intimidation)

Cllr M. Ellis (work commitments)

Cllr B. Larcombe MBE (mayoral engagement)

21/79/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr G Turner, the minutes of the meeting held on 8 March 2022 were **ADOPTED** without amendment.

21/80/P Disclosable Pecuniary Interests

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

21/81/P Dispensations

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

21/82/P Matters arising from the minutes of the meeting held on 8 February 2022

There were no matters arising.

21/83/P Update Report

There were no updates.

Planning Applications

Planning applications were considered in accordance with the details circulated.

Proposed by Cllr C. Reynolds and seconded by Cllr J. Broom it was **resolved** that application P/COU/2021/02272 be considered first to avoid those in the public forum for this item being unnecessarily detained.

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

Mr Klosok spoke in support of the application. He referred to the correspondence which had been circulated to members in advance of the meeting and which set out the history of the building and the owner's attempts to find a good and commercially viable use for it over the years. He also referred to the correspondence from local valuer, Martin Diplock, in which he set out his attempts to find a buyer for the building.

Mr Klosok explained the current and recent uses of the building, which had tended to be low value storage uses, and the current poor condition of the building.

In response to questions from members, he confirmed that he was the prospective purchaser of the building and that his interest was subject to planning permission being granted for its change of use to holiday let accommodation. He emphasised that, in his opinion, this use would have greater local employment and economic benefit than the current use and would provide the necessary investment in the building to safeguard its ongoing use.

Members discussed the application at some length but remained of the view that there was no evidence of any very recent attempts to market or let the building for its currently permitted employment use. They also highlighted the lack of employment and commercial space in the town.

In the circumstances, they felt there was no option other than to maintain their previous objection to the application 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 recent or current attempt to market the space for employment use and/or the lack of market demand for that space.

- 2) **P/HOU/2022/01302-HOUSEHOLDER-** (Received 10 March 2022)
Vallely – Demolish Garage and erect Annexe – 12A Haye close, Lyme Regis, DT7 3NJ.

*Members recommended the application be **approved** because there were no planning reasons to warrant its refusal.*

- 3) **P/LBC/2022/01670-LBC-** (Received 15 March 2022)
Sainsbury Repair to 3 parts of the existing roof to include the removal and replacement of various types of slate tiles-High Cliff House, Sidmouth Road, Lyme Regis, DT7 3EQ.

*Members recommended the application be **approved** because there were no listing reasons to warrant its refusal.*

- 4) **P/LBC/2022/01883-LBC-** (Received 30 March 2022)
Walker – Remove existing sand and cement render and re-render with hydraulic lime – 36A Broad Street, Lyme Regis, DT7 3QF.

*Members recommended the application be **approved** because there were no listing reasons to warrant its refusal.*

- 5) **P/HOU/2022/01895-HOUSEHOLDER-** (Received 25 March 2022)
Titheridge – External alterations to existing dwelling including Oak/glass gable end to East Elevation, Rear dormer windows, Flat roof balcony, Front Dormer and balcony and a carport – Cobblers, Greenway, Lyme Regis, DT7 3EY.

*Subject to the application involving the use of no soakaways, members recommended the application be **approved** because there were no other planning reasons to warrant its refusal.*

21/85/P Amended/Additional Plans

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

21/86/P Withdrawn Applications

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

21/87/P Planning Decisions

The planning decisions received from the planning authority were **NOTED**.

21/88/P Correspondence from Dorset Council regarding planning related matters.

The correspondence from Dorset Council was **NOTED**.

The meeting finished at 7.50pm.

**Lyme Regis Town Council
Planning Committee – 3 May 2022
Planning Applications Received**

- 1) **P/FUL/2022/02137** (Received 4 April 2022)
FULL PLANNING APPLICATION
Convert existing holiday let into 7no. dwellings and erect 1no. detached dwelling, re-instate front elevation basement windows, create new terraces – Victoria House, Uplyme Road, Lyme Regis, DT7 3LP
- 2) **P/VOC/2022/02171** (Received 5 April 2022)
VARIATION OF CONDITION
Erection of a free-standing greenhouse (Variation of condition 1 of planning approval P/HOU/2021/00388) – Haye House, Haye Lane, Lyme Regis, DT7 3NQ
- 3) **P/FUL/2022/01727** (Received 6 April 2022)
FULL PLANNING APPLICATION
Change the use of basement storeroom into an overflow bar and dining area – 8-10 Bridge Street, Lyme Regis, DT7 3QA
- 4) **P/VOC/2022/02020** (Received 6 April 2022)
VARIATION OF CONDITION
Internal alterations and integral self contained annex with 3no. rooflights (Removal of condition 4 of planning approval P/HOU/2021/02273) – Treetops, Overton Close, Lyme Regis, DT7 3HQ
- 5) **P/LBC/2022/02197** (Received 6 April 2022)
LISTED BUILDING CONSENT
Carry out underpinning operations to subsiding building and replacement two casements to dormer windows – 7 Cobb Road, Lyme Regis, DT7 3JU
- 6) **P/HOU/2022/02249** (Received 7 April 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect new timber cabin with sidestore – 7 Cobb Road, Lyme Regis, DT7 3JU
- 7) **P/VOC/2022/02171** (Received 7 April 2022)
VARIATION OF CONDITION
Erection of a free-standing greenhouse (Variation of condition 3 of planning approval P/HOU/2021/00388) – Haye House, Haye Lane, Lyme Regis, DT7 3NQ
- 8) **P/LBC/2021/04594** (Received 13 April 2022)
LISTED BUILDING CONSENT (Reconsultation)
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

N.B. This is a reconsultation due to a revised heritage statement and plans and engineer survey statement has now been submitted. The town council has already made a comment on the original submission and is being asked to comment on the amendments.
- 9) **P/HOU/2022/02209** (Received 20 April 2022)
HOUSEHOLDER PLANNING PERMISSION

Erect front and rear single storey extensions, formation of roof dormers and conversion and existing garages to habitable accommodation – The Finches, Talbot Road, Lyme Regis, DT7 3BA

10) P/HOU/2022/02503 (Received 21 April 2022)

HOUSEHOLDER PLANNING PERMISSION

Erection of single storey extensions and formation of dormers in roof – 10 Highcliff Road, Lyme Regis, DT7 3EW

Committee: Planning

Date: 3 May 2022

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. A Power Point presentation has been received about s106 and CIL arrangements operating within the Dorset Council area. Copies will also be circulated via the briefing.

Mark Green
Deputy town clerk
April 2022