



**John Wright  
Town Clerk**

**Lyme Regis Town Council**

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

Tel: 01297 445175  
Fax: 01297 443773

email: [enquiries@lymeregistowncouncil.gov.uk](mailto:enquiries@lymeregistowncouncil.gov.uk)

**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 31 May 2022 commencing at 7pm when the following business is proposed to be transacted:

John Wright  
Town Clerk  
25.05.2022

*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 3 May 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 3 May 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**

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

**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 3 MAY 2022**

**Present:**

**Chairman:** Cllr G Turner

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

**Officers:** M. Green (deputy town clerk)

**21/89/P Public Forum**

There were no members of the public present at the meeting who wished to speak about any matters on the agenda.

**21/90/P Apologies for Absence**

Apologies for absence were received from:

Cllr B. Bawden (fear of intimidation)

Cllr M. Ellis (work commitments)

**21/91/P Minutes**

Proposed by Cllr J. Broom and seconded by Cllr C. Reynolds, the minutes of the meeting held on 5 April 2022 were **ADOPTED** without amendment.

**21/92/P Disclosable Pecuniary Interests**

Cllr G. Turner declared that a customer of his business occupied the top flat in the premises the subject of application P/LBC/2021/04594-6 High Cliff House, Sidmouth Road, Lyme Regis DT7 3EQ.

**21/93/P Dispensations**

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

**21/94/P Matters arising from the minutes of the meeting held on 5 April 2022**

There were no matters arising.

**21/95/P Update Report**

There were no updates.

**21/96/P Planning Applications**

Planning applications were considered in accordance with the details circulated.

- 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.

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

- 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.

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

- 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.

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

- 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.

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

- 5) **P/LBC/2022/02197** (Received 6 April 2022)  
**LISTED BUILDING CONSENT**  
Carry out underpinning operations to subsidising building and replacement two casements to dormer windows – 7 Cobb Road, Lyme Regis, DT7 3JU

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

- 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.

*Members recommended that the application be **refused** in line with the views of the Conservation Officer, i.e., that although there is no objection to the principle of replacement with a suitably designed and scaled outbuilding of modest proportion that respects the setting of the heritage assets, the proposed gable fronted, chalet design and associated store does not integrate successfully into the historic setting. In addition, the proposed*

*footprint and form does not appear to relate well to the position within the plot, which runs along the back of the site.*

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.

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

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.

*Members recommended that the application be **approved** because there were no material listing reasons why it be refused.*

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.

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

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.

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

**21/97/P Amended/Additional Plans**

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

**21/98/P Withdrawn Applications**

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

**21/99/P Planning Decisions**

Members **NOTED** that it had not been possible to provide details of planning decisions on the agenda for this meeting because the Dorset Council website was not accessible at the time the agenda was produced.

**21/100/P Correspondence from Dorset Council regarding planning related matters.**

The deputy town clerk reported that a Power Point presentation had been received from Dorset Council about the S106 and CIL arrangements operating within the area. Copies would be circulated via the briefing.

There was a brief discussion about the government's reported ideas for introducing a new form of 'development tax' and its potential implications both generally and locally.

Members also discussed the issue of housing affordability, especially the lack of any genuinely affordable housing to rent for families living locally and the application by Dorset Council of housing policies which often seemed to give precedence to those from outside of the town, despite there being clear evidence of local need.

**NOTED.**

*The meeting finished at 7.30 p.m.*

DRAFT

**Lyme Regis Town Council  
Planning Committee – 31 May 2022  
Planning Applications Received**

- 1) **P/HOU/2022/02190** (Received 28 April 2022)  
**HOUSEHOLDER PLANNING PERMISSION**  
Demolish side and rear extensions/sunroom and erect two storey rear extension – Martins Mead, Ferndown Road, Lyme Regis, DT7 3DN
- 2) **P/LBC/2022/01791** (Received 28 April 2022)  
**LISTED BUILDING CONSENT**  
Landscaping of garden area to include erection of gazebo, pergola, retaining wall and store cupboard: replacement of steps treads and seating areas; formation of steps – 35 Sherborne Lane, Lyme Regis, DT7 3NY
- 3) **P/HOU/2022/02655** (Received 29 April 2022)  
**HOUSEHOLDER PLANNING PERMISSION**  
Erect single storey first floor extension – Grey Walls, Pound Street, Lyme Regis, DT7 3JA
- 4) **P/LBC/2021/05404** (Received 3 May 2022)  
**LISTED BUILDING CONSENT**  
Retain unauthorised works and additional internal works – The Lawn, Pound Street, Lyme Regis, DT7 3HZ
- 5) **P/FUL/2022/02705** (Received 3 May 2022)  
**FULL PLANNING APPLICATION**  
Erect detached dwelling – Land to north east of Martins Mead, Ferndown Road, Lyme Regis, DT7 3DN
- 6) **P/HOU/2022/02261** (Received 3 May 2022)  
**HOUSEHOLDER PLANNING PERMISSION**  
Erect replacement rear single storey extension and formation of 2no. dormers – Trevean, Pound Road, Lyme Regis, DT7 3HX
- 7) **P/HOU/2022/02701** (Received 4 May 2022)  
**HOUSEHOLDER PLANNING PERMISSION**  
Erect first floor former extension to rear – 18A Talbot Road, Lyme Regis, DT7 3BA
- 8) **P/VOC/2022/02816** (Received 4 May 2022)  
**VARIATION OF CONDITION**  
Use of existing vehicular hard standing to take up to two cars (amended description) (with removal of condition 3 of planning permission WD/D/17/002429 – time limit) – Cliff Edge, East Cliff, Lyme Regis, DT7 3DH
- 9) **P/FUL/2022/02872** (Received 10 May 2022)  
**FULL PLANNING APPLICATION**  
Erection of dwelling – Edzell, Somers Road, Lyme Regis, DT7 3EX
- 10) **P/LBC/2022/02978** (Received 12 May 2022)  
**LISTED BUILDING CONSENT**  
Regularisation of works to replace roofs on both buildings – 22 and 22B Sherborne Lane, Lyme Regis, DT7 3PD



- 11) **P/HOU/2022/03047** (Received 16 May 2022)  
**HOUSEHOLDER PLANNING PERMISSION**  
Remove and rebuild collapsing section of garden wall – Haye House, Haye Lane, Lyme Regis, DT7 3NQ
- 12) **P/LBC/2022/03048** (Received 16 May 2022)  
**LISTED BUILDING CONSENT**  
Alterations to facilitate the removal and rebuild of a collapsing section of garden wall – Haye House, Haye Lane, Lyme Regis, DT7 3NQ
- 13) **P/FUL/2022/03086** (Received 17 May 2022)  
**FULL PLANNING APPLICATION**  
Erect 2no. dwellings and associated landscaping and infrastructure, demolish existing dwelling and garage (amended scheme) – Colway Gate, Colway Lane, Lyme Regis, DT7 3HF
- 14) **P/HOU/2022/02173** (Received 23 May 2022)  
**HOUSEHOLDER PLANNING PERMISSION**  
Erection of single storey garden toom and extend porch. Install French doors on first floor with Juliet balustrade – 6 The Close, Colway Lane, Lyme Regis, DT7 3FE

**Lyme Regis Town Council  
Planning Committee – 31 May 2022  
Planning Decisions Received**

**Town council comments in brackets**

1. **P/OUT/2021/01264** (Decision date 22 April 2022)  
**OUTLINE PLANNING PERMISSION – GRANTED (recommend approval)**  
Construction of a single dwelling house. Outline application with all matters reserved – Highlands, Greenway, Lyme Regis, DT7 3EY
2. **P/FUL/2021/04357** (Decision date 5 May 2022)  
**FULL PLANNING APPLICATION – GRANTED (recommend approval)**  
Demolition of existing bungalow and replacement with contemporary dwelling – Orchard End, Highcliff Road, Lyme Regis, DT7 3EW
3. **P/LBC/2021/04149** (Decision date 11 May 2022)  
**LISTED BUILDING CONSENT – GRANTED (recommend approval)**  
Roof repairs – replace damaged roof slates, ridge tiles and cedar shingle, fitting of breathable underfelt, strengthening of rafters and installation of loft insulation – 35 Sherborne Lane, Lyme Regis, DT7 3NY
4. **P/LBC/2021/05051** (Decision date 20 April 2022)  
**LISTED BUILDING CONSENT – GRANTED (not consulted)**  
Internal alterations includes additional WC and infilling of a ceiling void to provide storage at first floor level. Install one stud wall. Cover some existing windows and doors with timber boarding – The Town Mill, Mill Lane, Lyme Regis, DT7 3PU
5. **P/LBC/2021/05109** (Decision date 19 April 2022)  
**LISTED BUILDING CONSENT – GRANTED (recommend approval)**  
Internal works, additional floor joists and board loft floor – The Lawn, Pound Street, Lyme Regis, DT7 3HZ
6. **P/LBC/2021/05026** (Decision date 13 May 2022)  
**LISTED BUILDING CONSENT – GRANTED (recommend approval)**  
Various internal and external alterations including rear extension, replacement windows and roof lights and replacement balustrade – 6 Coombe Street, Lyme Regis, DT7 3PY
7. **P/LBC/2021/05063** (Decision date 6 April 2022)  
**LISTED BUILDING CONSENT – GRANTED (recommend approval)**  
Internal and external alterations to facilitate replacement of windows – 12 Cobb Road, Lyme Regis, DT7 3JU
8. **P/HOU/2021/05025** (Decision date 13 May 2022)  
**HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)**  
Erect rear extension, replacement of windows and roof lights and replacement balustrade – 6 Coombe Street, Lyme Regis, DT7 3PY
9. **P/LBC/2021/05763** (Decision date 19 April 2022)  
**LISTED BUILDING CONSENT – GRANTED (recommend approval)**  
Replace 2.no windows – 9 Sherborne Lane, Lyme Regis, DT7 3NY

10. **P/LBC/2022/00282** (Decision date 20 April 2022)  
**LISTED BUILDING CONSENT – GRANTED (recommend approval)**  
Repair and replacement of windows at rear of property – 29 Broad Street, Lyme Regis, DT7 3QE
11. **P/HOU/2021/05748** (Decision date 22 April 2022)  
**HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend refusal)**  
Replacement of existing conservatory with single storey extension including roof terrace and external stair. Erect single storey extensions, erect new front porch, formation of 2no. former windows and associated landscaping – Corner Cottage, Hill Rise Road, Lyme Regis, DT7 3LN
12. **P/HOU/2021/04587** (Decision date 12 April 2022)  
**HOUSEHOLDER PLANNING PERMISSION – REFUSED (recommend refusal)**  
Erect first floor extension to include dormer windows and balcony and erect double height porch and associated landscaping – 5 Overton Close, Timber Close, Lyme Regis, DT7 3HQ
13. **P/LBC/2022/00307** (Decision date 28 April 2022)  
**LISTED BUILDING CONSENT – GRANTED (recommend approval)**  
Re-slate and repair roof – Rose Hill Cottage, Silver Street, Lyme Regis, DT7 3HR
14. **P/HOU/2021/05613** (Decision date 18 May 2022)  
**HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)**  
Removal of existing roof and erection of first floor level over existing bungalow and garage building and new car port area. Installation of solar panels to new roof – 3 Dragons Hill, Lyme Regis, DT7 3HW
15. **P/LBC/2022/01078** (Decision date 6 April 2022)  
**LISTED BUILDING CONSENT – GRANTED (recommend approval)**  
Reinstate historic doorway recently found on east elevation. Proposed doors and canopy will match adjacent bay in style and glazing detail – The Lawn, Pound Street, Lyme Regis, DT7 3HZ
16. **P/HOU/2022/01212** (Decision date 14 April 2022)  
**HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)**  
Erect timber garden shed with a slate roof – The Lawn, Pound Street, Lyme Regis, DT7 3HZ
17. **P/LBC/2022/01236** (Decision date 19 April 2022)  
**LISTED BUILDING CONSENT – GRANTED (recommend approval)**  
Regularisation of works to remove render from front elevation and apply lime render and carry out associated repairs – Lal Qilla, 61 Broad Street, Lyme Regis, DT7 3QF
18. **P/HOU/2022/01232** (Decision date 7 April 2022)  
**HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)**  
Garage conversion – 43 Woodberry Down Way, Lyme Regis, DT7 3QU
19. **P/HOU/2022/01302** (Decision date 9 May 2022)  
**HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)**  
Demolish garage and erect annexe – 12A Hays Close, Lyme Regis, DT7 3NJ

20. **P/LBC/2022/01646** (Decision date 15 May 2022)  
**LISTED BUILDING CONSENT – GRANTED (not consulted)**  
Alterations to facilitate the conversion of loft including the installation of a staircase, 2no. roof lights and a casement window – The Lawn, Pound Street, Lyme Regis, DT7 3HZ
21. **P/FUL/2022/01645** (Decision date 10 May 2022)  
**FULL PLANNING APPLICATION – GRANTED (not consulted)**  
Loft conversion including the installation of 2no. roof lights and a casement window – The Lawn, Pound Road, Lyme Regis, DT7 3HZ
22. **P/HOU/2022/01895** (Decision date 16 May 2022)  
**HOUSHOLDER PLANNING PERMISSION – GRANTED (recommend approval)**  
External alterations to existing dwelling including first floor oak.=/glass gable and extension to east (front) elevation, rear dormer windows, flat roof terrace, east (front) elevation dormer and balcony, replacement car port incorporating PV panels on roof, re-cladding of existing roof with slate and existing walls with weatherboarding – Cobblers, Greenway, Lyme Regis, DT7 3EY
23. **P/LBC/2022/01883** (Decision date 6 May 2022)  
**LISTED BUILDING CONSENT – GRANTED (recommend approval)**  
Remove existing sand and cement render and re-render with hydraulic lime – 36A Broad Street, Lyme Regis, DT7 3QF
24. **P/HOU/2022/02503** (Decision date 20 May 2022)  
**HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)**  
Erection of single storey extensions and formation of dormers in roof – 10 Highcliff Road, Lyme Regis, DT7 3EW

**Committee:** Planning

**Date:** 31 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.

**Report**

2. The town council has received an invite to the meeting below. The deputy town clerk will attend and circulate copies of any presentations to members when available. Questions are invited and if any member has an issue they would particularly like raised then please let the deputy town clerk know prior to 27 May 2022:

**Dorset Council Planning Update for Town and Parish Councils**

**Date:** Friday 27<sup>th</sup> May 2022

**Time:** 11:00am-13:00pm

**Venue:** The Dorford Centre, Dorchester

**Address:** Dorford Baptist Church, Bridport Road, Dorchester DT1 1RR

Dear Clerk/Councillor

It is my great pleasure to invite you to an in-person Planning forum meeting. This will be an opportunity for myself and officers in the Planning team to share with you some of the key areas of work that have been taking place across planning.

The programme for the meeting presentation is as follows:

- *Introduction from Cllr David Walsh, Portfolio Holder for Planning*
- *Future engagement with town and parish councils*
- *Planning transformation update, including future improvements to our planning web portal*
- *Progress with planning applications*
- *Planning Enforcement*
- *Dorset Local Plan*
- *Neighbourhood plans*
- *Building Control*

Due to capacity at the venue, we unfortunately need to restrict the event to one representative per town or parish council, but we can provide any presentation material afterwards to anyone that is unable to attend. I do hope you will be able to join us.

There will be an opportunity for questions after the presentation, but please feel free to let us know in advance if you have a particular question you would like us to address.

I would appreciate it if you could confirm as soon as possible the name and email address of your nominated representative by replying directly to [yvonne.lester@dorsetcouncil.gov.uk](mailto:yvonne.lester@dorsetcouncil.gov.uk). You can also use this email address for sending through any questions in advance of the meeting.

I very much look forward to seeing you at the event.

**Cllr. David Walsh – Portfolio Holder for Planning**

Mark Green  
Deputy town clerk  
May 2022