

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 30 NOVEMBER 2021**

Present:

Chairman: Cllr G Turner

Members: Cllr B. Bawden, Cllr J. Broom and Cllr B. Larcombe MBE

Officers: M. Green (deputy town clerk)

21/28/P Public Forum

Mr Webb, applicant for application P/FUL/2021/04357, spoke in support of his application. He explained that the existing property was a 'tired' and dated bungalow and the intention was to replace it with a modern, family house which would be very sustainable and extremely efficient, incorporating such things as the highest levels of insulation, a ground source heat pump, photo voltaic panels and a green sloping roof to minimise visual impact and encourage biodiversity.

The design and layout took on board comments made having obtained pre-application advice following a refused application in 2018. Compared with the earlier application, the scale and mass had been reduced and the overall height reduced; with the highest point and average heights of the proposed house now only 113cms and 77cms respectively above the ridge height of the existing bungalow.

The proposed house was further away from any neighbouring boundary than the current bungalow and the northern elevation incorporated only 3 small windows to minimise any overlooking in that direction.

He had consulted immediate neighbours and he acknowledged there were some objections, but felt that the proposal followed the advice given by planners and he had taken all reasonable steps to minimise any impact. In response to questions, he confirmed that the properties to the north in Upper Westhill Road were approximately 30m away and at a raised level.

21/29/P Apologies for Absence

Apologies for absence were received from:

Cllr M. Ellis (work commitment)

Cllr C Reynolds (COVID concerns)

Cllr S. Williams (personal reasons)

21/30/P Minutes

Proposed by Cllr B. Larcombe and seconded by Cllr J. Broom, the minutes of the meeting held on 19 October 2021 were **ADOPTED** without amendment.

21/31/P Disclosable Pecuniary Interests

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

21/32/P Dispensations

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

21/33/P Matters arising from the minutes of the meeting held on 11 May 2021

There were no matters arising.

21/34/P Update Report

There were no updates.

21/35/P Planning Applications

Planning applications were considered in accordance with the details circulated.

It was proposed by Cllr. B Larcombe, seconded by Cllr G. Turner and **agreed** by all members present, that application P/FUL/2021/04357 (Orchard End Highcliff Road) be considered first to avoid unnecessarily detaining the applicant.

1) 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

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

- 2) **P/HOU/2021/04885** (Received 19 November 2021)
HOUSEHOLDER PLANNING PERMISSION
J Dean – Construction of balcony – 19A 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.*

- 3) **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

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

- 4) **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

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

- 5) **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

*Members recommended that the application be **refused** because the submitted plans and information did not provide sufficient information to enable proper consideration of the impact of the already undertaken works on the fabric and character of the listed building.*

- 6) **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

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

- 7) **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

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

- 8) **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

*Members recommended that the application be **approved** subject to the comments of the planning officer being incorporated into the proposal because, on this basis, there were no material planning considerations that would warrant its refusal.*

- 9) **P/LBC/2021/03515** (Received 3 November 2021)
LISTED BUILDING CONSENT

Hibbs – Re-render front of property. – 35 Broad Street Lyme Regis DT7 3QF

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

- 10) **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

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

- 11) **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

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

- 12) **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

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

- 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

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

21/36/P Amended/Additional Plans

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

21/37/P Withdrawn Applications

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

21/38/P Planning Decisions

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

21/39/P Correspondence from Dorset Council regarding planning related matters.

The deputy town clerk referred to correspondence received from Dorset Council relating to the current position with the Dorset Local Plan. He undertook to circulate the correspondence with the next member briefing.

The meeting closed at 7.55pm.