



**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 C. Aldridge, Cllr B. Bawden, Cllr J. Broom, 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 13 September 2022 commencing at 7.00pm when the following business is proposed to be transacted:

John Wright
Town Clerk
07.09.2022

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 23 August 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 23 August 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

To note 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. Planning Application Consultations, Timescales and Process

To discuss how best to deal with the increasing number of planning applications received from Dorset Council where the final date for comment is before the next scheduled meeting of the Planning Committee.

14. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 23 AUGUST 2022**

Present:

Chairman: Cllr G Turner

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

Officers: M. Green (deputy town clerk)

22/26/P Public Forum

There were no members of the public present who wished to speak in relation to the business of this meeting.

22/27/P Apologies for Absence

Cllr B. Bawden – personal commitment

22/28/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr B. Larcombe, the minutes of the meeting held on 26 July 2022 were **ADOPTED** without amendment.

22/29/P Disclosable Pecuniary Interests

Cllr J. Broom declared an interest in planning application P/FUL/2022/04267.

22/30/P Dispensations

There were none granted in relation to the business of this meeting.

22/31/P Matters arising from the minutes of the meeting held on 26 July 2022

There were none.

22/32/P Update Report(s)

There were none.

22/33/P Wording of Planning Recommendations

The deputy town clerk explained the reasons for the suggested change to the standard wording previously used for applications which the council was supportive of. Using wording that was more bespoke to each individual application and which allowed Dorset Council to avoid the unnecessary use of its 'delegated authority' process, seemed a

sensible change and one which would avoid additional work for planning officers and potential delay for local applicants.

Members were supportive of a change to an expanded and more tailored form of words which could be agreed on a case by case and application by application basis.

It was **recommended** by Cllr B. Larcombe and seconded by Cllr J. Broom that in future, including for this meeting, the town council use a more tailored response to Dorset Council for applications which it was supportive of.

22/34/P Planning Applications

1) **P/HOU/2022/04267** (Received 21 July 2022)
HOUSEHOLDER PLANNING PERMISSION

Formation of a parking bay to front, relocation of retaining wall and revert rear gravelled area back to garden space - Albany, Charmouth Road, Lyme Regis, DT7 3DP.

*The town council recommends **approval** of the application because it is in accordance with the approved development plan and has no adverse impact on the residential amenity of neighbouring properties.'*

2) **P/HOU/2022/04537** (Received 25 July 2022)
HOUSEHOLDER PLANNING PERMISSION

Erect side extension to create a self-contained annexe – Levens, Blue Waters Drive, Lyme Regis, DT7 3EU.

Cllrs Broom and Reynolds both supported the scale of the proposed extension, its stated purpose and its environmental aspirations, but both felt that these could be achieved equally well with a design and using materials more in keeping with the existing and neighbouring dwellings. For those reasons, they felt the application should not be supported in its current form.

Other members felt that the application as submitted was acceptable and could be supported.

Cllr J. Broom requested a recorded vote on the application.

*The town council recommends **approval** of the application because it is in accordance with the approved development plan and has no adverse impact on the residential amenity of neighbouring properties.*

Members voted 3F and 2A the above recommendation.

For: Cllr G. Turner, Cllr B. Larcombe and Cllr C. Aldridge

Against: Cllr J. Broom and Cllr C. Reynolds

- 3) **P/HOU/2022/04637** (Received 28 July 2022)
HOUSEHOLDER PLANNING PERMISSION
Demolish garage and terrace above. Construct steel balcony – 6A Coombe Street, Lyme Regis DT7 3PY.

*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties, is in accordance with the approved development plan, does not involve harm to the Conservation Area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties.*

- 4) **P/LBC/2022/04638** (Received 28 July 2022)
LISTED BUILDING CONSENT
Demolish garage and terrace above. Construct steel balcony. Form openings and inserting a door and window in ground floor rear elevation, take down wall between kitchen and dining room and erecting partitions to form new shower rooms and first and second floor levels – 6A Coombe Street, Lyme Regis DT7 3PY.

*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties, is in accordance with the approved development plan, does not involve harm to the Conservation Area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties.*

- 5) **P/HOU/2022/04555** (Received 29 July 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect first floor extension to garage for use as an annex – 38 Woodberry Down Way, Lyme Regis, DT7 3QT.

*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties, is in accordance with the approved development plan and has no adverse impact on the residential amenity of neighbouring properties.*

- 6) **P/FUL/2022/04682** (Received 1 August 2022)
FULL PLANNING PERMISSION
Change of use and alterations to create an independent dwelling – Land and Building Rear of 11-12 Coombe Street, Lyme Regis.

*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties, is in accordance with the approved development plan, does not involve harm to the Conservation Area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties.*

- 7) **P/HOU/2022/03818** (Received 4 August 2022)
HOUSEHOLDER PLANNING PERMISSION
Remove conservatory and replace with single storey extension, and clad dwelling in timber (natural finish) – Jordan Lodge, Mill Green, Lyme Regis, DT7 3AQ.

*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties, is in accordance with the approved development plan and has no adverse impact on the residential amenity of neighbouring properties.*

8) **P/LBC/2022/04195** (Received 5 August 2022)

LISTED BUILDING CONSENT

External alterations to form single storey extension to provide kitchen, utility and cloakroom accommodation, to replace pair of 1950's extensions and minor internal alterations to the house – Haye House, Haye Lane, Lyme Regis, DT7 3NQ.

*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties, is in accordance with the approved development plan, does not involve harm to the Conservation Area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties.*

9) **P/HOU/2022/04194** (Received 5 August 2022)

HOUSEHOLDER PLANNING PERMISSION

Form single storey extension within the courtyard between the main house and the outbuilding (Demolish existing extensions) – Haye House, Haye Lane, Lyme Regis, DT7 3NQ.

*The town council recommends **approval** of the application because it is in accordance with the approved development plan, does not involve harm to the Conservation Area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties.*

10) **P/FUL/2022/04748** (Received 10 August 2022)

FULL PLANNING PERMISSION

Demolish existing conservatory, erect rear single storey flat roof extension – Pitt House, Broad Street, Lyme Regis, DT7 3QF.

*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties, is in accordance with the approved development plan and has no adverse impact on the residential amenity of neighbouring properties.*

11) **P/LBC/2022/04901** (Received 10 August 2022)

LISTED BUILDING CONSENT

Remove existing render to front elevation and re-render with hydraulic lime – 49 Church Street, Lyme Regis, DT7 3DA.

*The town council recommends **approval** of the application it is in accordance with the approved development plan and does not involve harm to the Conservation Area or heritage assets.*

22/35/P Amended/Additional Plans

1) **P/NMA/2022/04620** (Received 9 August 2022)

NON MATERIAL AMENDMENT APPLICATION

Non material amendment to planning permission 1/W/92/000607 (Erect 72 houses and construct estate roads) – Alterations to approved plans as amended by WD/D/16/000030 – Land Adjacent Colway Lane, Queens Walk, Lyme Regis, DT7 3HP.

NOTED

22/36/P Withdrawn Applications

- 1) **P/HOU2022/02655** (Decision Date 1 Aug 2022)
HOUSEHOLD PLANNING PERMISSION
Erect Single storey first floor extension – Grey Walls, Pound Street, Lyme Regis
DT7 3JA

NOTED

22/37/P Planning Decisions

Members **NOTED** details of planning decisions received from Dorset Council.

22/38/P Correspondence from Dorset Council regarding planning related matters.

There was none.

The meeting closed at 7.54pm.

DRAFT

**Lyme Regis Town Council
Planning Committee – 13 September 2022
Planning Applications Received**

- 1) **P/HOU/2022/04972** (Received 12 August 2022)
HOUSEHOLDER PLANNING PERMISSION
Removal of existing conservatory and erection of single storey extensions and raised decking and install 4 roof lights – Mazzards, Clappentail Lane, Lyme Regis, DT7 3LZ
- 2) **P/HOU/2022/05031** (Received 15 August 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect first floor extension to side and erect single-storey rear extension – Windyridge, Avenue Road, Lyme Regis, DT7 3AF
- 3) **P/HOU/2022/02539** (Received 16 August 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect single storey front extension, open porch at front and single storey rear extension – 19 Anning Road, Lyme Regis, DT7 3DZ
- 4) **P/HOU/2022/05105** (Received 18 August 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect two storey extension – Outlook, View Road, Lyme Regis, DT7 3AA
- 5) **P/HOU/2022/03779** (Received 18 August 2022)
HOUSEHOLDER PLANNING PERMISSION
Removal and partial replacement of the verandah and removal of C20 addition to porch - Colway House, Uplyme Road, Lyme Regis, DT7 3LS
- 6) **P/HOU/2022/04539** (Received 19 2022)
HOUSEHOLDER PLANNING PERMISSION
Demolish garage and erect garage. Erect single storey and two storey extensions and widen gated entrance – Lamorna, Uplyme Road, Lyme Regis, DT7 3LP
- 7) **P/HOU/2022/05334** (Received 31 August 2022)
HOUSEHOLDER PLANNING PERMISSION
Demolish Conservatory and Porch. Erect new Boot Room and new Porch. Extend existing first floor balcony – 1 Highcliff Road, Lyme Regis, DT7 3EW

AGENDA ITEM 9

**Lyme Regis Town Council
Planning Committee – 13 September 2022
Planning Applications Amended/Additional Plans**

- 1) **P/NMA/2022/05229** (Received 23 August 2022)
NON MATERIAL AMENDMENT APPLICATION
Non material amendment to planning permission P/HOU/2021/01913 (Two storey rear extension, roof extension and two front dormers) to maintain existing floor profile on ground floor rather than squaring off. Second and third floors not affected – 4 Woodmead Road, Lyme Regis DT7 3NG

**Lyme Regis Town Council
Planning Committee – 13 September 2022
Planning Decisions Received**

Town council comments in brackets

1. **P/NMA/2022/04419** (Decision date 9 August 2022)
NON MATERIAL AMENDMENT APPLICATION – REFUSED (recommend approval on original application, no comment on amended application)
Amendment to planning application P/HOU/2021/01561 – 1. Increase in size to Northeast facing window (W2). 2. Increase in size to Northeast facing window (W7) 3. Install 4no. rooflights 4. Flat rooflight added over ensuite bathroom 5. Change in glazing formation in Southeast to include full opening sliding windows/doors (W5) 6. Increase in size to southeast facing window (W23)
7. Juliet balcony widened and lengthened with projection – Mazzards, Clappentail Lane, Lyme Regis, DT7 3LZ
2. **P/ADV/2022/04163** (Decision date 9 August 2022)
ADVERTISEMENT CONSENT – GRANTED (recommend approval)
Display 1no. non-illuminated fascia sign and 1no. non-illuminated projecting/ hanging sign – 26 Broad Street, Lyme Regis, DT7 3QE
3. **P/LBC/2022/04169** (Decision date 9 August 2022)
LISTED BUILDING CONSENT – GRANTED (recommend approval)
Installation of new signage – 26 Broad Street, Lyme Regis, DT7 3QE
4. **P/VOC/2022/04087** (Decision date 11 August 2022)
VARIATION OF CONSENT – GRANTED (recommend approval)
Erection of a free-standing greenhouse (Removal of condition 4 of planning approval P/VOC/2022/02171) Surface water – Haye House, Haye Lane, Lyme Regis, DT7 3NQ
5. **P/FUL/2022/02872** (Decision date 19 August 2022)
FULL BUILDING CONSENT - REFUSED (recommend refusal)
Erection of dwelling – Edzell, Somers Road, Lyme Regis, DT7 3EX
6. **P/NMA/2022/04620** (Decision date 24 August 2022)
NON MATERIAL AMENDMENT APPLICATION – GRANTED (not consulted)
Non material amendment to planning permission 1/W/92/000607 (Erect 72 houses and construct estate roads) – Alterations to approved plans as amended by WD/D/16/000030 – Land Adjacent Colway Lane, Queens Walk, Lyme Regis, DT7 3HP
7. **P/HOU/2022/04297** (Decision date 26 August 2022)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Erect rear single storey extension and install rooflight – 60 Fairfield Park, Lyme Regis, DT7 3DS
8. **P/HOU/2022/02190** (Decision date 30 August 2022)
HOUSEHOLDER PLANNING PERMISSION – REFUSED (recommend approval)
Demolish side and rear extensions/sunroom and erect two storey rear extension – Martins Mead, Ferndown Road, Lyme Regis, DT7 3DN

9. **P/HOU/2022/04122** (Decision date 1 September 2022)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Erection of single storey garden room on roof terrace – 6 Church Cliff, Lyme Regis, DT7 3BZ

10. **P/HOU/2022/04267** (Decision date 2 September 2022)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Formation of a parking bay to front, relocation of retaining wall and revert rear gravelled area back to garden space – Albany, Charmouth Road, Lyme Regis, DT7 3DP

**Lyme Regis Town Council
Planning Committee – 13 September 2022
Planning Correspondence**

1) **P/CLE/2022/05182** (Received 22 August 2022)

CERTIFICATE OF LAWFULNESS APPLICATION

Works have been logged as commenced under planning consent WD/D/19/000459 on 31/1/20 by Nigel Brake of Dorset County Council's Building Control Dept. On 4/3/21 Nigel Brake attended site and confirmed completion of partial work, namely 'Form terrace with glass balustrade above at lower ground floor level and insert patio doors to rear elevation at lower ground floor level'. The works to 'demolish conservatory and erect single storey rear extension' have not yet commenced. The works so far comprise replacement of existing annexe roof with structural improvements to support the installation of terrace and balustrade above. Annexe walls have been re-rendered and patio doors installed. There was also complete refurbishment of the interior of the annexe, including thermal insulation in accordance with current standards and rewiring for which a certificate has been provided to Building Control. The terrace and balustrade have been installed. All were viewed and improved by Nigel Brake on 4/3/21 - Cranbrook View Road, Lyme Regis, DT7 3AA

Committee: Planning

Date: 13 September 2022

Title: Planning Application Consultations - Timescales and Process

Purpose of Report

To discuss how best to deal with the increasing number of planning applications received from Dorset Council where the final date for comment is before the next scheduled meeting of the Planning Committee

Recommendation

Members consider how best to deal with the increasing number of planning applications received from Dorset Council where the final date for comment is before the next scheduled meeting of the Planning Committee

Report

1. The deputy town clerk will provide a full verbal briefing at the meeting, but the fundamental issue is a mismatch between the town council's current monthly cycle of Planning Committee meetings and the statutory 21-day consultation period now being employed by Dorset Council.
2. As an example, every application on this agenda has a final date for comment prior to the date of this meeting; despite this meeting having been brought forward by one week.
3. Whilst the deadline for comment can be extended, this isn't in the sole gift of the planning authority and commenting after the statutory deadline can lead to problems with those comments being registered and may lead to them being disregarded.
4. The deputy town clerk will provide further information at the meeting and suggest potential ways of addressing the problem for members to consider.

Mark Green
Deputy town clerk
September 2022