



**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

Planning Committee

Core Membership: Cllr G. Turner (chairman), Cllr B. Larcombe MBE (vice-chairman), Cllr C. Aldridge, Cllr B. Bawden, Cllr P. May, Cllr D. Sarson

Notice is given of a meeting of the Planning Committee to be held at the **Guildhall, Bridge Street, Lyme Regis** on Tuesday 10 January 2023 commencing at 7.00pm when the following business is proposed to be transacted:

John Wright
Town Clerk
04.01.2023

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. Amended Terms of Reference

To allow the committee to receive amended terms of reference.

2. 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

3. Apologies

To receive and record any apologies and reasons for absence.

4. Minutes

To confirm the accuracy of the minutes of the Planning Committee held on 13 December 2022 (attached).

5. 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

6. Dispensations

To note the grant of dispensations made by the town clerk in relation to the business of this meeting.

7. Matters arising from the minutes of the Planning Committee on 13 December 2022

There are none.

8. Update Report

There are none.

9. 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.

10. Amended/Additional Plans

There are none.

11. Withdrawn Applications

To note withdrawn applications.

12. Planning Decisions

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

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

To note the correspondence.

14. Exempt Business

Committee: Planning Committee

Date: 10 January 2023

Title: Amended Terms of Reference

Purpose: To allow the committee to receive amended terms of reference

Recommendation: The committee receives its amended terms of reference

Background

1. This committee normally receives its terms of reference annually, along with the general terms of reference that apply to all the council's committees.

Report

2. At the meeting of Full Council held on 14 December, it was noted that Dorset Council had commenced notifying town and parish councils about any local alcohol licensing applications. Although there was no obligation for the town or parish to comment, the period for so doing was extremely short and it was agreed (minute **22/77C**) that this committee's terms of reference should be amended to allow it to receive, consider and comment on local licensing applications where appropriate. It was noted that the committee's change to a fortnightly frequency of meetings allowed it to comment within the required timescale.
3. The amended terms of reference (changes in red) are set out below for members to receive:

8. Planning

8.1 The purpose of the Planning Committee is to ensure the long-term interests of the town as a whole are taken into account in policies and decisions of the town, district and county councils, in so far as planning and highways issues are concerned.

8.1.1 To make recommendations direct to Dorset Council on planning applications.

8.1.2 The chairman and vice-chairman of the committee have delegated authority to make recommendations directly to Dorset Council on the committee's behalf if a comment is required before the next meeting.

8.1.3 To comment on licensing applications received from Dorset Council for the sale of alcohol.

4. Any recommendations from this committee will be considered by the Full Council on 15 February 2023.

Mark Green
Deputy town clerk
January 2022

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 13 DECEMBER 2022

Present:

Chairman: Cllr G Turner

Members: Cllr C. Aldridge, Cllr C. Reynolds

Officers: M. Green (deputy town clerk), G. Rood (administrative assistant)

22/60/P Public Forum

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

22/61/P Apologies for Absence

Cllr B. Bawden – prior commitment
Cllr J. Broom - illness
Cllr B. Larcombe – unable to attend

22/62/P Minutes

Proposed by Cllr C. Aldridge and seconded by Cllr C. Reynolds, the minutes of the meeting held on 15 November 2022 were **ADOPTED** without amendment.

22/63/P Disclosable Pecuniary Interests

There were none.

22/64/P Dispensations

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

22/65/P Matters arising from the minutes of the Planning Committee on 15 November 2022

There were none.

22/66/P Update Report

There were none.

22/67/P Planning Applications

- 1) P/HOU/2022/07075** (Received 16 November 2022)
HOUSEHOLDER PLANNING PERMISSION
First floor garage conversion – 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.*

2) **P/HOU/2022/07110** (Received 18 November 2022)

HOUSEHOLDER PLANNING PERMISSION

To retain raised decking at rear of garden – 55 Church Street, Lyme Regis, DT7 3DA

*The town council recommends **refusal** of the application because the Ground stability report requested by the Coastal Risk Management Officer on 30/11/22 has not been provided.*

3) **P/LBC/2022/07111** (Received 18 November 2022)

LISTED BUILDING CONSENT

To retain raised decking at rear of garden – 55 Church Street, Lyme Regis, DT7 3DA

*The town council recommends **refusal** of the application because the Ground stability report requested by the Coastal Risk Management Officer on 30/11/22 has not been provided.*

4) **P/HOU/2022/07225** (Received 5 December 2022)

HOUSEHOLDER PLANNING PERMISSION

Proposed demolition of existing side and rear extensions/sunroom
And construction of two storey rear extension (resubmission of application ref. P/HOU/2022/02190) – Martins Mead, Ferndown Road, Lyme Regis, DT7 3DN

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

22/68/P Amended/Additional Plans

There were none.

22/69/P Withdrawn Applications

1) **P/FUL/2022/05539** (Decision date 30 November 2022)

FULL PLANNING PERMISSION – WITHDRAWN

Retention of outside deck area for the restaurant – The Oyster & Fish House, Cobb Road, Lyme Regis, DT7 3JP

NOTED.

22/70/P Planning Decisions

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

22/71/P Planning Correspondence

Members **NOTED** details of planning correspondence received from Dorset Council and the Declaration of Interest Case (Received 30 November 2022) from Simon Williams.

The deputy town clerk also mentioned the proposed communications installation for EE Ltd and Hutchison 3G UK Ltd at Lyme Regis Golf Club and distributed the information provided by Teligent Telecom regarding their proposal.

22/72/P Exempt Business

There was none.

The meeting closed at 7.39pm.

DRAFT

**Lyme Regis Town Council
Planning Committee – 10 January 2023
Planning Applications Received**

- 1) **P/HOU/2022/07116** (Received 6 December 2022)
HOUSEHOLDER PLANNING PERMISSION
Retain existing roof covering with the addition of a photovoltaic array. Demolish detached garage and erect a two storey side extension – 3 Upper Westhill Road, Lyme Regis, DT7 3ER
- 2) **P/LBC/2022/07595** (Received 9 December 2022)
LISTED BUILDING CONSENT
Internal and external alterations, notably addressing damp penetration and re-rendering of south-east elevation with lime render and retrospective consent for a boiler flue and a mechanical extract to the kitchen – Armada House, 8 Coombe Street, Lyme Regis, DT7 3PR
- 3) **P/LBC/2022/07794** (Received 13 December 2022)
LISTED BUILDING CONSENT
Refurbishment and modifications to existing ground floor flat including demolition of rear corridor link and utility room and replacement with new, replacement of ground floor sash windows and re-rendering of ground floor portion of front façade – 21 Marine Parade, Lyme Regis, DT7 3JF
- 4) **P/FUL/2022/07114** (Received 13 December 2022)
FULL PLANNING PERMISSION
Refurbishment and modifications to existing ground floor flat including demolition of rear corridor link and utility room and replacement with new, replacement of ground floor sash windows and re-rendering of ground floor portion of front façade – 21 Marine Parade, Lyme Regis, DT7 3JF
- 5) **P/LBC/2022/06743** (Received 14 December 2022)
LISTED BUILDING CONSENT
Relocate ground floor bathroom facilities to alcoves at rear and return room to living space. Extend height of alcoves and fit shower and toilet facilities. Form opening in existing pantry partitions to create a kitchen/dining/living area and replace a recent casement in west wall with a sliding sash window. Relocate existing external soil and waste pipes on west elevation to concealed positions internally. Repairs to copings and flashing on main roof and redecorations internally and externally – Packway, Ware Lane, Lyme Regis DT7 3EL
- 6) **P/FUL/2022/07734** (Received 15 December 2022)
FULL PLANNING PERMISSION
Change of use of ancillary residential building to a self contained dwelling – Colway Manor, Colway Lane, Lyme Regis, DT7 3HD
- 7) **P/HOU/2022/07799** (Received 20 December 2022)
HOUSEHOLDER PLANNING PERMISSION
Widening of front gateway – 39 Sherborne Lane, Lyme Regis, DT7 3NY

- 8) **P/FUL/2022/07220** (Received 21 December 2022)
FULL PLANNING PERMISSION
Install CCTV camera to the Rock Point Inn and Lyme Regis Baptist Church – Lyme Regis Baptist Church, 62 Church Street & Rock Point Inn, Broad Street, Lyme Regis, DT7 3BS
- 9) **P/LBC/2022/07221** (Received 21 December 2022)
LISTED BUILDING CONSENT
Install CCTV camera to the Rock Point Inn and Lyme Regis Baptist Church – Lyme Regis Baptist Church, 62 Church Street & Rock Point Inn, Broad Street, Lyme Regis, DT7 3BS
- 10) **P/STA/2022/06044** (Received 4 January 2023)
STATUTORY UNDERTAKER
New Sub-station upgrade – Electricity Sub-Station Ozone Terrace, Lyme Regis DT7

**Lyme Regis Town Council
Planning Committee – 10 January 2023
Planning Applications Withdrawn**

- 1) **P/LBC/2022/07111** (Decision date not listed - December 2022)
LISTED BUILDING CONSENT – WITHDRAWN
To retain raised decking at rear of garden – 55 Church Street, Lyme Regis, DT7 3DA

Lyme Regis Town Council
Planning Committee – 10 January 2023
Planning Decisions Received

Town council comments in brackets

- 1) **P/FUL/2022/04682** (Decision date 7 November 2022)
FULL PLANNING PERMISSION – GRANTED (recommend approval) Change of use and alterations to create an independent dwelling – Land and Building Rear of 11-12 Coombe Street Lyme Regis
- 2) **P/LBC/2022/06183** (Decision date 9 December 2022)
LISTED BUILDING CONSENT– GRANTED (recommend approval)
Change to balcony and dormer covering. Retain internal changes made in variance to WD/D/14/002151 – Flat 32A Broad Street, Lyme Regis DT7 3PD
- 3) **P/FUL/2022/06808** (Decision date 14 December 2022)
FULL PLANNING PERMISSION – GRANTED (recommend approval)
Erect temporary pergola and convert associated rear outdoor area to seating area with 16no. seats – 59 Silver Street Lyme Regis Dorset DT7 3HR
- 4) **P/LBC/2022/06478** (Decision date 14 December 2022)
LISTED BUILDING CONSENT– GRANTED (recommend approval)
Internal alterations to create new bathrooms on first and second floors – 26 Sherborne Lane Lyme Regis DT7 3PD
- 5) **P/FUL/2022/04403** (Decision date 20 December 2022)
FULL PLANNING PERMISSION – GRANTED (recommend approval) Demolish existing dwelling and rebuild replacement dwelling on the same footprint – 11 Coombe Street Lyme Regis Dorset DT7 3PR
- 6) **P/LBC/2022/04439** (Decision date 20 December 2022)
FULL PLANNING PERMISSION – GRANTED (recommend approval) Demolish existing dwelling and rebuild replacement dwelling on the same footprint – 11 Coombe Street Lyme Regis Dorset DT7 3PR

**Lyme Regis Town Council
Planning Committee – 10 January 2023
Planning Correspondence**

- 1) **P/PAEL/2022/07864** (Received 16 December 2022)

PRIOR APPROVAL INQUIRY

This application is not a planning application but a request for the Council to determine whether or not Prior Approval is required for the proposal: Installation of 3 no. antennas and upgrading of 3 no. existing antennas 14.0m AG- Lyme Regis Golf Club Timber Hill Lyme Regis DT7 3HQ

- 2) **WD/ENF/20/00058 P/CLE/2022/00634 022/0** (Received 29 December 2022)

NOTIFICATION OF PUBLIC INQUIRY TOWN AND COUNTRY PLANNING ACT 1990

Public Inquiry to be held County Hall, Colliton Park, Dorchester DT1 1XJ.

Opening on 21st January 2023 at 10:00

Development: 1. The Unauthorised Change of Use of Agricultural Land to a Mixed Use of Agricultural and Residential Use. 2. The Refusal of a Certificate of Lawful Use as the evidence provided by the appellant is insufficient to demonstrate on the balance of probabilities that there has been a breach of planning control for a continuous period of 10 years – Land South of Rhode Barton Farm, Adjacent to the A3052 Charmouth Road, Lyme Regis DT7 3UE (Sometimes known as Berrys Farm)