



**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 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 7 March 2023 commencing at 7.00pm when the following business is proposed to be transacted:

John Wright  
Town Clerk  
01.03.2023

*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. 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 21 February 2023 (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 on 21 February 2023**

There are none.

**7. Update Report**

There are none.

**8. Planning and Licensing Applications**

To comment on planning and licensing 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 none.

**10. Withdrawn Applications**

To note 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 correspondence from Dorset Council.

**13. Exempt Business**

**LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE  
MINUTES OF THE MEETING HELD ON TUESDAY 21 FEBRUARY 2023**

**Present:**

**Chairman:** Cllr G Turner

**Members:** Cllr C. Aldridge, Cllr B. Bawden, Cllr B. Larcombe,  
Cllr P. May

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

**22/113/P Public Forum**

Tony Pudler of Pound Street, Lyme Regis explained that he was present to speak in opposition to application P/FUL/2023/00666.

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

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

**22/114/P Apologies for Absence**

David Sarsons – prior commitment

**22/115/P Minutes**

Proposed by Cllr B. Larcombe and seconded by Cllr P. May, the minutes of the meeting held on 7 February 2023 were **ADOPTED** without amendment.

**22/116/P Disclosable Pecuniary Interests**

There were none.

**22/117/P Dispensations**

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

**22/118/P Matters arising from the minutes of the Planning Committee on 7 February 2023**

There were none.

**22/119/P Update Report**

There were none.

## Planning Applications

Planning applications were considered in accordance with the details circulated.

Proposed by Cllr G. Turner and seconded by Cllr B. Larcombe it was **resolved** that application P/FUL/2023/00666 be considered first to avoid Mr Pudler being unnecessarily detained.

Cllr G. Turner invited Mr Pudler to speak.

Mr Pudler said Abbeyfield House was a valuable and unique asset to the town which has served the community for 50 years and should continue to do so, and not be turned into a private home. He said it had been designed as a residential centre for groups, with 12 rooms, grounds, parking, and links with the Baptist Church and should remain as a residential centre, meeting point and asset to the community. Assets such as Abbeyfield's shouldn't be lost, as once it's gone, it's gone and there was also no other facility like it in the area.

Cllr B. Larcombe advised Mr Pudler that the town council were only a consultee in the process and not the planning authority. In considering the application, members were not able to dictate what the owner chose to do with their property, so questioned what he was asking the members to do regarding this application.

Mr Pudler said he wanted the committee to recommend refusal on the grounds that it was a facility that was not designed as and should not be used as a private residence. It should, instead, be used as a facility to benefit young people and the local community.

Cllr B. Larcombe asked the deputy town clerk whether, given the historic use of Abbeyfield House was that of a single private residence, would it now be possible to justify an objection to it resuming that use on the grounds of loss of a local amenity or facility?

The deputy town clerk said there might be an argument that it's previous use as a residential nursing home had generated local employment opportunities and given there were policies against the loss of local employment opportunities then this could probably be cited as a reason for recommending refusal. He explained that there were lists of 'community assets' but this was more about property and asset management than planning, and he doubted whether this would carry weight in planning terms.

In response to questions from members, the deputy town clerk advised that regulations about change of use and what did and what did not require planning permission were extremely complicated and had changed several times in recent years. He was reluctant to offer detailed advice without further research.

Cllr B. Larcombe said the application should be considered on planning merits, but felt it was legitimate to comment on the loss of a valuable community asset and local employment opportunities. However, the fact that this amenity had been shut and sold could suggest the council was advocating an unsustainable proposition.

Members continued to discuss the application at some length. They were generally of the view that the property, in its current configuration and site layout, offered the potential for both a multi-occupational residential and/or

community/educational use and for local employment opportunities and that the application to change its use to a single residential dwelling should be resisted.

- 1) **P/FULL/2023/00666** (Received 9 February 2023)  
**FULL PLANNING PERMISSION**  
Change of use from C2 residential nursing home to C3 dwelling house. No material changes to the exterior of interior of the building – Abbeyfield House, Silver Street, Lyme Regis, DT7 3HS  
*The town council recommends **refusal** of the application because the change of use would involve the loss of an existing local employment opportunity and the loss of a significant community asset with the potential for a multi-occupational residential and/or community/educational use.*
- 2) **P/FULL/2023/00647** (Received 7 February 2023)  
**FULL PLANNING PERMISSION**  
New detached dwelling house on land to the r/o Lewesdon House – Lewesdon, Silver Street, Lyme Regis, DT7 3HT  
*The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties and the surrounding area, is in accordance with the approved development plan and has no adverse impact on the residential amenity of neighbouring properties and provides additional residential accommodation with minimal net impact.*

#### 22/121/P Amended/Additional Plans

- 1) **P/NMA/2023/00659** (Received 7 February 2023)  
**NON-MATERIAL AMENDMENT APPLICATION**  
Non-material amendment - reduce width of dormers to planning permission number P/HOU/2022/02503 (Erection of single storey extensions and formation of dormers in roof) - 10 Highcliff Road, Lyme Regis, DT7 3EW

**NOTED.**

#### 22/122/P Withdrawn Applications

- 1) **P/HOU/2022/04194** (Decision date 25 January 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
- 2) **P/LBC/2022/04195** (Decision date 25 January 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
- 3) **P/FUL/2022/07114** (Decision date 2 February 2023)  
**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

4) **P/LBC/2022/07794** (Decision date 2 February 2023)

**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

**NOTED.**

**22/123/P Planning Decisions**

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

**22/124/P Planning Correspondence**

Cllr B. Larcombe requested that members were updated on the East Devon local plan. The deputy town clerk said it had been difficult to submit comments due to the consultation document not allowing for much written response. Therefore, he had emailed the Forward Planning Manager to provide him with more detailed comments.

**22/125/P Exempt Business**

There was none.

*The meeting closed at 7.52 pm.*

**Lyme Regis Town Council  
Planning Committee – 7 March 2023  
Planning and Licensing Applications Received**

- 1) **P/FUL/2023/00766** (Received 17 February 2023)  
**FULL PLANNING PERMISSION**  
Alterations include:- Replace wooden gates with metal railings. Replace closed gate and install access stairs. Replace railings with hooped railings. Install canopy over Malthouse doors. Replace and enlarge main entrance with glass door. Install serving hatch. Replace archway to car park - The Town Mill, Mill Lane, Lyme Regis DT7 3PU
- 2) **P/LBC/2023/00767** (Received 17 February 2023)  
**LISTED BUILDING CONSENT**  
Alterations include:- Replace wooden gates with metal railings. Replace closed gate and install access stairs. Replace railings with hooped railings. Install canopy over Malthouse doors. Replace and enlarge main entrance with glass door. Install serving hatch. Replace archway to car park - The Town Mill, Mill Lane, Lyme Regis DT7 3PU
- 3) **P/VOC/2023/00551** (Received 21 February 2023)  
**VARIATION OF CONDITION**  
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 (with variation of conditions 2, 6, 8, 10, 15, 16 & 20 of planning permission P/FUL/2021/04531 - Glenholme, Cobb Road, Lyme Regis, DT7 3JR
- 4) **P/FUL/2023/07515** (Received 23 February 2023)  
**FULL PLANNING PERMISSION**  
Construction of replacement amenities hut (mini golf) - Mini Golf and Table tennis Kiosk, Woodland Walk, Lyme Regis, DT7 3JQ
- 5) **P/LBC/2023/00989** (Received 23 February 2023)  
**LISTED BUILDING CONSENT**  
Replacement windows to match existing - 9 Monmouth Street, Lyme Regis, DT7 3PX
- 6) **P/ADV/2023/01041** (Received 24 February 2023)  
**ADVERTISEMENT CONSENT**  
Replace existing entrance sign with new entrance sign over footpath – The Town Mill, Mill Lane, Lyme Regis, DT7 3PU
- 7) **NEW LICENCE APPLICATION** (Received 28 February 2023)  
Licensable activities include the provision of regulated entertainment (exhibition of films) and the provision of late-night refreshment including the supply of alcohol. A range of movies will be screened at various times 7 days a week within opening times of 12pm – 11pm. Appropriate licences will be obtained via filmbank or an equivalent for the films screened. The first-floor area is largely split in to two areas, the front area for service with a small breakfast bar area and serving counters and a prep area to the rear with a cold storage facility. In the cellar there is a large room which will be utilised as a mini cinema with up to 20 seats. Premises licence requested to start from 27/01/23 – Fox & Owl Ltd, 55 Broad Street, Lyme Regis, DT7 3QF



Should you wish to submit a representation on behalf of your Council, which can be supportive or raising concerns/objections, please ensure that your submission is linked to one or more of the four licensing objectives (which are different to the considerations under planning law);

- The prevention of crime and disorder
- The prevention of public nuisance
- Public safety
- The protection of children from harm.

Please see the [Revised Guidance issued under section 182 of the Licensing Act 2003 \(publishing.service.gov.uk\)](#) for more information, particularly paragraphs 8.13-8.14 as well as Chapter 9, before making any representations.

**N.B. As indicated above, the consideration of licensing applications is a little like the planning process in that there are ‘material’ considerations which can be taken into consideration, i.e., those four matters listed above. Any comments not directly linked to those considerations are likely to be disregarded. Further information can be found by clicking on the link embedded in the consultation.**

**Lyme Regis Town Council  
Planning Committee – 7 March 2023  
Withdrawn Applications**

**1) P/LBC/2022/6743 (Decision date 16 February 2023)**

**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 openings 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 flashings on main roof and redecorations internally and externally – Packway, Ware Lane, Lyme Regis, DT7 3EL

**Lyme Regis Town Council  
Planning Committee – 7 March 2023  
Planning Decisions Received**

**Town council comments in brackets**

- 1) **P/NMA/2023/00659** (Decision date 22 February 2023)  
**ADVERTISEMENT CONSENT – GRANTED (recommend approval on original application)**  
Non material amendment - reduce width of dormers to planning permission number P/HOU/2022/02503 (Erection of single storey extensions and formation of dormers in roof) -10 Highcliff Road, Lyme Regis, DT7 3EW

**Lyme Regis Town Council  
Planning Committee – 7 March 2023  
Planning Correspondence**

- 1) NOTIFICATION OF APPEAL TOWN AND COUNTRY PLANNING ACT 1990**  
**Application No: P/LBC/2022/04082** - High Cliff House, Sidmouth Road, Lyme Regis  
Dorset DT7 3EQ (Received 20 February 2023)

Internal alterations to facilitate the Installation of a lift to link 2nd and 3rd floors Appeal Reference: APP/D1265/Y/22/3312491 Appellant: Mr & Mrs Clive & Inez Hemsley Appeal Start Date: 20 February 2023 An appeal has been made to the Secretary of State against the Appeal Against Refusal of Dorset Council. We have forwarded all the representations made to us on the planning application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. Any further representations you may wish to make must be received by 27 March 2023. Any representations submitted after the deadline will not usually be considered and will be returned. All representations must quote the Inspectorates appeal reference.

The town council's comment on the initial application was that there were no material reasons why it should be refused. That position can be further reinforced, or the initial comment can be left to stand.