



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

John Wright
Town Clerk
10.05.2023

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 18 April 2023 (attached).

4. Member Planning Recommendations

To note the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 2 May 2023 (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 18 April 2023 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 2 May 2023

a) Response to government consultation on infrastructure levy

8. Update Report

There are no updates.

9. 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.

10. Amended/Additional Plans

There are none.

11. Withdrawn Applications

There are none.

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 or consider correspondence from Dorset Council.

14. Exempt Business

LYME REGIS TOWN COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON TUESDAY 18 APRIL 2023

Present:

Chairman: Cllr G. Turner

Members: Cllr B. Bawden, Cllr P. May, Cllr D. Sarson,

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

Other members: Cllr S. Cockerell

22/147/P Public Forum

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

22/148/P Apologies for Absence

Cllr C. Aldridge – Holiday
Cllr B. Larcombe – Prior engagement

22/149/P Minutes

Proposed by Cllr D. Sarson and seconded by Cllr P. May, the minutes of the meeting held on 21 March 2023 were **ADOPTED**.

22/150/P Member Planning Recommendations

Members **NOTED** the recommendations obtained by email on 4 April 2023.

22/151/P Disclosable Pecuniary Interests

There were none.

22/152/P Dispensations

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

22/153/P Matters arising from the minutes of the Planning Committee on 21 March 2023 and Planning recommendations of the 4 April 2023

There were none.

22/154/P Update Report

Cllr B. Bawden said that the Overton Close planning application was going to Dorset Council Planning Committee.

22/155/P Planning and Licensing Applications

1) P/TRC/2023/01980 (Received 5 April 2023)

TREE WORKS APPLICATION

T1 Leylandii – Fell – outgrown location, T2 Yew – Reduce crown on height & width – outgrown location – Burley, Silver Street, Lyme Regis DT7 3HS.

The above application had been received. The town council is notified for information purposes only.

NOTED

22/156/P Amended/Additional Plans

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

22/157/P Withdrawn Applications

Members **NOTED** withdrawn applications.

22/158/P Planning Decisions

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

Cllr. B. Bawden asked if it was worth sending out information to Lyme Regis residents regarding decking height restrictions. The deputy town clerk said it was not advisable to offer advice regarding planning regulations, but it could be possible to put links to planning information on Dorset Council's website via the Lyme Regis Town Council website.

22/159/P Planning Correspondence

Members **NOTED** correspondence from Dorset Council and the National Association of Local Councils (NALC).

Cllr B. Bawden gave an overview of the Dorset Council Interim Guidance and Position Statement Consultation. The deputy town clerk suggested members go away and read the material thoroughly and comment on it at a subsequent planning meeting. It was hoped that further, more succinct, information may follow from Dorset Council with possibly more specific questions relating to the document.

Cllr B. Bawden gave a presentation to members regarding the biodiversity net gain/nature recovery strategy which would be mandatory from November 2023. A copy of the presentation is attached to these minutes.

Cllr P. May proposed members support and endorse the comments made by NALC in relation to permitted development rights.

Members unanimously agreed to support the comments made by NALC.

With regard to planned changes to the Infrastructure Levy, the deputy town clerk said as it was a very complex issue, and he was happy to draft a response and circulate to members to comment on. Cllr P. May proposed that this was undertaken with the proviso that not too much time was spent formulating the response.

*Members unanimously **agreed** for the deputy town clerk to draft a response, but to be judicious about the time spent on this.*

The meeting closed at 8.02pm.

Lyme Regis Town Council
Planning Committee – 2 May 2023
Member Planning Recommendations

- 1) **P/HOU/2023/01951** (Received 17 April 2023)

HOUSEHOLDER PLANNING PERMISSION

Remove fire escapes, take down glazed roof over courtyard and construct solid roof, remove redundant bathrooms and completely refurbish house including repairs and redecorations internally and externally - Abbeyfield House, Silver Street, Lyme Regis, DT7 3HS

*The town council recommends **approval** of the application because it does not involve material harm to the Conservation Area or heritage assets, is a sympathetic refurbishment to a listed building and has no adverse impact on the integrity or appearance of the listed building or residential amenity of neighbouring properties.*

- 2) **P/LBC/2023/01952** (Received 17 April 2023)

LISTED BUILDING CONSENT

Remove fire escapes, take down glazed roof over courtyard and construct solid roof, remove redundant bathrooms and completely refurbish house including repairs and redecorations internally and externally - Abbeyfield House, Silver Street, Lyme Regis, DT7 3HS

*The town council recommends **approval** of the application because it does not involve material harm to the Conservation Area or heritage assets, is a sympathetic refurbishment to a listed building and has no adverse impact on the integrity or appearance of the listed building or residential amenity of neighbouring properties.*

- 3) **P/HOU/2022/07390** (Received 21 April 2023)

HOUSEHOLDER PLANNING PERMISSION

Erect two storey extension -
Lamorna, Uplyme Road, Lyme Regis, DT7 3LP

*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.*

**Lyme Regis Town Council
Planning Committee – 16 May 2023
Matters arising**

a) Response to government consultation on infrastructure levy

At the meeting on 18 April, the deputy town clerk undertook to draft a response to the government's consultation about potential changes to the planning infrastructure levy, currently known as CIL (Community Infrastructure Levy)

The consultation asks 45 detailed questions about all aspects of potential new arrangements for a levy on new development, from amounts to timing and from scope to collection and disbursement.

The draft response will be circulated to members of this committee for comment by the end of this month at the latest. The deadline for making comments is 9 June 2023.

A copy of the questions requiring response is attached as **Appendix 7A** for information.

In reality, many of these questions are highly technical and are primarily of interest to developers, landowners and principal planning authorities.

**Lyme Regis Town Council
Planning Committee – 16 May 2023
Planning and Licensing Applications Received**

1) P/TRT/2023/02261 (Received 28 April 2023)

TREE WORKS APPLICATION

T1 Conifer - Fell to ground level – Applecross, Pound Road, Lyme Regis, DT7 3HX

The above application has been received. The town council is notified for information purposes only.

2) P/FUL/2023/02357 (Received Date 5 May 2023)

FULL PLANNING PERMISSION

Construction of replacement amenities hut (mini golf) with solar panels - Mini Golf and Table Tennis Kiosk, Woodland Walk, Lyme Regis, DT7 3JQ

3) P/HOU/2023/02527 (Received 10 May 2023)

HOUSEHOLDER PLANNING PERMISSION

Erection of rear and side extension to existing dwelling. Existing driveway to be widened - 10 Windsor Terrace, Lyme Regis, DT7 3AN

Lyme Regis Town Council
Planning Committee – 16 May 2023
Planning Decisions Received

Town council comments in brackets

- 1) **P/LBC/2023/01451** (Decision date 5 May 2023)
LISTED BUILDING CONSENT – GRANTED (recommend approval)
Proposed replacement roof covering, i.e. removal of artificial slate and replacement with natural slate – Alfred Place, Ware Lane, Lyme Regis, DT7 3EL
- 2) **P/TRT/2023/01980** (Decision date 3 May 2023)
TREE WORKS APPLICATION – GRANTED (no objection)
T1 Leylandii - Fell - outgrown location T2 Yew - Reduce crown by 3m on height & width - outgrown location– Burley, Silver Street, Lyme Regis, DT7 3HX
- 3) **P/LBC/2023/01255** (Decision date 28 April 2023)
LISTED BUILDING CONSENT – GRANTED (recommend approval)
Replace ground floor bathroom facilities, restore room to original function and replace casement with sliding sash window. Demolish partition between kitchen and pantry, relocate external soil & waste pipes, repairs to copings and flashing's on the main roof and internal & external redecoration's.– Packaway, Ware Lane, Lyme Regis, DT7 3EL
- 3) **P/HOU/2023/00824** (Decision date 24 April 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Erect extension to rear of property - 14 Woodberry Down Way, Lyme Regis, DT7 3QT
- 4) **P/TRT/2023/01516** (Decision date 18 April 2023)
TREE WORKS APPLICATION – GRANTED (Consent)
T1 Monterey Pine - Sectional Fell - to prevent damage to neighbours property – 22 Fairfield Park, Lyme Regis, DT7 3DS
- 5) **P/HOU/2022/07416** (Decision date 14 April 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Erect front extension and part reclad front elevation. Erect rear garden room. Install solar panels – 10 Upper Westhill Road, Lyme Regis, DT7 3ER
- 6) **P/VOC/2023/00551** (Decision date 14 April 2023)
VARIATION OF CONDITION – GRANTED (recommend approval)
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

**Lyme Regis Town Council
Planning Committee – 16 May 2023
Planning Correspondence**

1)

P/HOU/2023/00174 (Date 2 May 2023)

HOUSEHOLDER PLANNING PERMISSION

Erect a first floor extension to include balcony, front porch and associated works and landscaping - 5 Overton Close, Timber Hill, Lyme Regis, DT7 3HQ

Support Officer: Sue McClue Team Area: Western and Southern 01305 252362
planningwest@dorsetcouncil.gov.uk

Dear Sir/Madam

I write to let you know this application will be considered by Planning Committee on 18 May 2023. The meeting will be held at: Council Chamber, County Hall, Dorchester, DT1 1XJ The committee agenda (detailing the start time of meeting), application report and recommendation, are available to view five working days before the committee meeting at <https://moderngov.dorsetcouncil.gov.uk/ieDocHome.aspx?bcr=1>

The meeting will be livestreamed and be available to watch online, either "live" or by recording. Access to the YouTube link will also be available on this webpage. You may attend the committee meeting which is open to the public, and observe the presentation, discussion and decision making. Additionally, if you wish, you may take the opportunity to speak at the meeting.

More information on how to notify us about your intention to speak, along with further guidance is attached to this letter, and also available online at <https://moderngov.dorsetcouncil.gov.uk> and click the link Guidance to Public Speaking at a Planning Committee. If you should have any queries, please contact: Elaine Tibble 01305 224202 Email: elaine.tibble@dorsetcouncil.gov.uk in Democratic services.

You must register to speak before 8:30 AM at least two clear workings days before the meeting. Please note that if you make representations to the committee your name, together with a summary of your comments will be recorded in the minutes of the meeting. The minutes, which are the formal record of the meeting, will be available to view in electronic and paper format, as a matter of public record, for a minimum of 6 years following the date of the meeting.

Yours faithfully

Sue McClue

Planning Technical Support Team Leader - S/W Team