



**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 S. Cockerell, Cllr P. May

Notice is given of a meeting of the Planning Committee to be held at the **Guildhall, Bridge Street, Lyme Regis** on Tuesday 22 August 2023 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
15.08.2023

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 27 June 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. Member Planning Recommendations

To note the planning recommendations obtained by email following the cancelled meetings of the Planning Committee scheduled to take place on 11th and 25th July and 8th August 2023 (attached).

7. Matters arising from the minutes of the Planning Committee on 27 June 2023 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 11th & 25th July and 8th August 2023

There are none.

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

To note or consider the amended or additional plans received.

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 or consider correspondence from Dorset Council.

14. Exempt Business

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 27 JUNE 2023

Present

Chairman: Cllr G. Turner

Members: Cllr B. Bawden, Cllr B. Larcombe MBE, Cllr P. May

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

Other members: Cllr D. Sarson

23/01/P Election of Chairman and Vice-Chairman

It was proposed by Cllr B. Larcombe and seconded by Cllr B. Bawden that Cllr G. Turner be chairman of the Planning Committee.

There being no other nominations, Cllr G. Turner was duly **ELECTED** as chairman for the ensuing year.

It was proposed by Cllr G. Turner and seconded by Cllr P. May that Cllr B. Larcombe be vice-chairman of the Planning Committee.

There being no other nominations, Cllr B. Larcombe was duly **ELECTED** as vice-chairman for the ensuing year.

Cllr D. Sarson left the meeting at 7.04pm

23/02/P Terms of Reference

Members discussed the current provision of fortnightly meetings. It was agreed that there was no alternative working option other than to continue with two weekly meetings, but when there were only a few or minor planning applications, members could be consulted and make decisions via email as an alternative to holding a meeting. Members agreed that the deputy town clerk should look into finding a solution to publishing and notifying the public regarding planning applications when no public meeting is taking place and report back to members at the next meeting.

Proposed by Cllr P. May and seconded by Cllr G. Turner, Members **RECEIVED** the Terms of Reference of the Planning Committee.

23/03/P Public Forum

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

23/04/P Apologies for Absence

Cllr C. Aldridge – holiday

Cllr S. Cockerell – prior engagement

23/05/P Minutes

Proposed by Cllr P. May and seconded by Cllr B. Larcombe, the minutes of the meeting held on 30 May 2023 were **ADOPTED**.

23/06/P Member Planning Recommendations

Members **NOTED** the recommendations obtained by email on 13 June 2023.

23/07/P Disclosable Pecuniary Interests

There were none.

23/08/P Dispensations

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

23/09/P Matters arising from the minutes of the Planning Committee on 30 May 2023 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on the 13 June 2023

There were none.

23/10/P Update Report

There were none.

23/11/P Planning and Licensing Applications

- 1) **P/HOU/2023/02899** (Received 7 June 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect extension and internal alterations to existing bungalow – Lymcroft, Talbot Road, Lyme Regis, DT7 3BA

*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.*

- 2) **P/HOU/2023/03093** (Received 7 June 2023)
HOUSEHOLDER PLANNING PERMISSION
Install Juliet window and roof light to studio over garage – 50 Woodberry Down Way, Lyme Regis, DT7 3QT

*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.*

- 3) **P/HOU/2023/03115** (Received 8 June 2023)
HOUSEHOLDER PLANNING PERMISSION
Remove existing Conservatory roof, build up perimeter and construct flat roof with lantern light. Extension to existing single storey flat roof to form additional space for Dining Room – The Crest, Sidmouth Road, Lyme Regis, DT7 3ES

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

- 4) **P/HOU/2023/02028** (Received 12 June 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect first floor extension incorporating a raised mono pitched roof. Conversion of integral garage to living area – Knapdale, Haye Lane, Lyme Regis, DT7 3NG

*The town council recommends **refusal** of the application because the overbearing nature and scale of the proposed design is not in keeping with the character or scale of existing neighbouring properties. The proximity to the neighbouring property to the east and the overbearing nature of the proposed first floor extension would result in a loss of residential amenity and an unacceptably adverse impact on the privacy of that property.*

- 5) **P/FUL/2023/03156** (Received 12 June 2023)
FULL PLANNING PERMISSION
Proposed construction of detached dwelling (resubmission of planning application ref. P/FUL/2022/02705) - Martins Mead, Ferndown Road, Lyme Regis, DT7 3DN

*The town council recommends **refusal** of the application because the scale and design of the proposed dwelling is out of keeping with all others in the immediate vicinity and is likely to lead to a lack of residential amenity to adjacent properties and because the site is in an area of designated high land instability.*

- 6) **P/HOU/2023/03038** (Received 13 June 2023)
HOUSEHOLDER PLANNING PERMISSION
Extension and raising of roof to existing detached garage/carport - The Leys, Somers Road, Lyme Regis, DT7 3EX

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

- 7) **LICENCE APPLICATION** (Received 12 June 2023)
[Lilac Wine, Lyme Regis](#) – Lilac Restaurant & Wine Bar, 57 – 58 Broad Street, Lyme Regis, DT7 3QF - any representations need to be received by 29 June 2023

*The town council raises **no objection** to this licence application. However, it has some concerns about the potential for outside music to cause noise nuisance*

given the requested licensing hours and the number of residential apartments in close proximity to the premises.

Cllr B. Bawden asked for her abstention from this vote to be recorded.

Members requested that Cllr Bawden, as ward member, seek clarity from Dorset Council about how best to respond to such applications given their noise concerns, their desire to support local businesses balanced by the need to respect and protect residential amenity, that they could only consider the application as submitted and that the only options were to support or not support.

23/12/P Amended/Additional Plans

1) P/FUL/2023/02557 (Received 8 June 2023)

FULL PLANNING PERMISSION

External Alterations to Stile House West. Conversion of existing garage to Home Office, Workshop/Store with W/C. Demolition of existing Store and erection of Garden Room linked to converted Garage. Erection of raised deck. Removal of a section of the Boundary Wall to widen site access - Flat 9, Stile House, Stile Lane, Lyme Regis DT7 3JD

2) P/LBC/2023/02558 (Received 8 June 2023)

LISTED BUILDING CONSENT

Internal and External Alterations to Stile House West. Conversion of existing garage to Home Office, Workshop/Store with W/C. Demolition of existing Store and erection of Garden Room linked to converted Garage. Erection of raised deck. Removal of a section of the Boundary Wall to widen site access - Flat 9, Stile House, Stile Lane, Lyme Regis DT7 3JD

Proposed by Cllr B. Larcombe and seconded by Cllr P. May, members **NOTED** the amended applications without further comment.

23/13/P Withdrawn Applications

1) P/FUL/2023/00647 (Decision date 9 June 2023)

FULL PLANNING PERMISSION

New detached dwelling house on land to the r/o Lewesdon House - Lewesdon, Silver Street, Lyme Regis DT7 3HT

NOTED.

23/14/P Planning Decisions

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

23/15/P Planning Correspondence

1) APP/D1265/W/22/3313803 (Decision date 12 June 2023)

APPEAL DECISION HEARING – THE APPEAL IS DISMISSED (recommend refusal)

Construction of 3no. dwellings and associated external works and landscaping –
Land to South West of Stile Lane, Lyme Regis

Appeal Decision Hearing held on 16 May 2023 Site visit made on 17 May 2023
by G J Fort BA PGDip LLM MCD MRTPI an Inspector appointed by the Secretary
of State

The appeal is made under section 78 of the Town and Country Planning Act 1990
against a refusal to grant planning permission. The appeal is made by Mr Clinton
Green (CGA Project Services Ltd) against the decision of Dorset Council. The
application Ref P/FUL/2021/05100, dated 25 November 2021, was refused by
notice dated 28 June 2022. The development proposed is the construction of 3no.
dwellings and associated external works and landscaping.

The meeting closed at 8.23pm.

DRAFT

Member Planning Recommendations following the cancelled meetings of the Planning Committee scheduled to take place on 11th and 25th July and 8th August 2023.

**Lyme Regis Town Council
Planning Committee – 11 July 2023
Planning Recommendations**

- 1) **P/HOU/2023/03652**
HOUSEHOLDER PLANNING PERMISSION
Convert ground floor store to annex – Field Cottage, Ware Lane, Lyme Regis. DT7 3EL

The town council recommends approval of the application because its appearance is in keeping with neighbouring properties, 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 – 25 July 2023
Planning Recommendations**

NO APPLICATIONS RECEIVED

**Lyme Regis Town Council
Planning Committee – 8 August 2023
Planning Recommendations**

- 1) **P/FUL/2023/03967**
HOUSEHOLDER PLANNING PERMISSION
Erection of a detached dwelling with associated landscaping works- Land adjacent to Seathrift off Greenway Lyme Regis.

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.

- 2) **P/LBC/2023/03719**
LISTED BUILDING CONSENT
Carry out works to roof including a new load bearing timber stud wall- 6 Coombe Street Lyme Regis Dorset DT7 3PY.

The town council recommends approval of the application because it involves sensible measures to preserve the structural integrity of a listed Building, has no impact on the appearance of the building or the Conservation Area, 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 – 22 August 2023
Planning and Licensing Applications Received

Planning Applications:

- 1) **P/FUL/2023/02607** (received 2 August 2023)
FULL PLANNING APPLICATION
Garage conversion and roof alterations to form studio.
1 High Cliff House Sidmouth Road Lyme Regis DT7 3EQ
- 2) **P/FUL/2023/03801** (received 3 August 2023)
FULL PLANNING APPLICATION
Demolish existing chalet and erect replacement chalet.
50 Monmouth Chalets Lyme Regis
- 3) **P/LBC/2023/03973** (received 3 August)
LISTED BUILDING CONSENT
Internal alterations include: - Replacement kitchen and bathroom. Repair and replace first floor and floor. Replace ground floor ceilings of lounge and diner due to water leak damage. Upgrade central heating and full replumb and replace main water pipe. Fully rewire and remove coal fireplace and replace with multi fuel log burner.
17 Sherborne Lane Lyme Regis DT7 3NY
- 4) **P/FUL/2023/03606** (received 14 August)
FULL PLANNING APPLICATION
Erect two storey detached dwelling on land to the rear of Lewesdon House.
Lewesdon, Silver Street Lyme Regis DT7 3HT

Licensing Applications:

- 1) **Black Cow Bar. The Regent, Broad Street, Lyme Regis, Dorset, DT7 3QE**

The full application is attached as **Appendix 9A**.

This application has been resubmitted by Pure Milk Vodka Ltd with some amendments, including seven days' a week operation and the removal of the waitress service.

Members had raised no objection to the previous application.

There has been local public comment both for and against this application.

Some comments have questioned planning and listed building issues surrounding works to the premises to enable the use. These matters are NOT licensing considerations and need to be addressed separately by Dorset Council, the planning authority. If applications

for planning permission or listed building consent are submitted for consideration, then this council will be consulted separately and in the normal manner.

Members are reminded that material licensing considerations are limited to the following four matters:

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

The Pure Milk Vodka Ltd has commented on each of these issues in their application, section M, pages 15-17 refers.

Members are requested to consider the resubmitted application and to comment to Dorset Council, the licensing authority, as appropriate.

**Lyme Regis Town Council
Planning Committee – 22 August 2023
Planning Applications Amended/Additional Plans.**

1) **P/FUL/2023/02557** (Received 8 June 2023)

FULL PLANNING PERMISSION

External Alterations to Stile House West. Conversion of existing garage to Home Office, Workshop/Store with W/C. Demolition of existing Store and erection of Garden Room linked to converted Garage. Erection of raised deck. Removal of a section of the Boundary Wall to widen site access - Flat 9, Stile House, Stile Lane, Lyme Regis DT7 3JD

2) **P/LBC/2023/02558** (Received 8 June 2023)

LISTED BUILDING CONSENT

Internal and External Alterations to Stile House West. Conversion of existing garage to Home Office, Workshop/Store with W/C. Demolition of existing Store and erection of Garden Room linked to converted Garage. Erection of raised deck. Removal of a section of the Boundary Wall to widen site access - Flat 9, Stile House, Stile Lane, Lyme Regis DT7 3JD

'We have received amended plans or additional information relating to the above planning application. You may have already made comments on the original submission however I shall be pleased to have your written observations on the amendments.'

**Lyme Regis Town Council
Planning Committee – 22 August 2023
Withdrawn Applications**

1) P/LBC/2023/02703

LISTED BUILDING CONSENT

Proposed minor changes to main entrance lobby and trade area include: - New timber board and flagstone paving, removal of timber and glass screen/partition and doorway, removal of internal structural wall, new step arrangement and external redecoration.

Royal Lion Hotel, 60 Broad Street, Lyme Regis, DT7 3QF

**Lyme Regis Town Council
Planning Committee – 22 August 2023
Planning Decisions Received**

Town council comments in brackets

- 1) **P/HOU/2023/03038** (Decision date 19 July 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommended approval)
Extension and raising of roof to existing detached garage/carport.
The Leys Somers Road Lyme Regis DT7 3EX.
- 2) **P/HOU/2023/03115** (Decision date 17 July 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommended approval)
Remove existing Conservatory roof, build up perimeter and construct flat roof with lantern light. Extension to existing single storey flat roof to form additional space for Dining Room.
The Crest Sidmouth Road Lyme Regis DT7 3ES
- 3) **P/HOU/2023/03093** (Decision date 4 July 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommended approval)
Install Juliet window and roof light to studio over garage.
50 Woodberry Down Way Lyme Regis DT7 3QT
- 4) **P/HOU/2023/02899** (Decision date 1 August 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommended approval)
Erect extension and internal alterations to existing bungalow
Lymcroft Talbot Road Lyme Regis DT7 3BA
- 5) **P/FUL/2023/03156** (Decision date 27 July 2023)
FULL PLANNING APPLICATION – REFUSED (recommended refusal)
Proposed construction of detached dwelling (resubmission of planning application ref. P/FUL/2022/02705)
Martins Mead Ferndown Road Lyme Regis DT7 3DN
- 6) **P/HOU/2023/01355** (Decision date 24 July 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommended approval)
First floor extension incorporating a raised split pitch roof. Erect rear single storey extension. Erect two storey side extension. Demolish existing garage. Landscape and access alterations to front of property. Installation of solar panels on new roof and heat pump at rear.
Appletree Cottage Coram Avenue Lyme Regis DT7 3LB
- 7) **P/HOU/2023/02541** (Decision date 22 June 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommended approval)
Change of front door, addition of rooflights to extension
50 Silver Street Lyme Regis Dorset DT7 3HR

- 8) **P/FUL/2023/01951** (Decision date 23 June 2023)
FULL PLANNING APPLICATION – GRANTED (recommended approval)
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
- 9) **P/LBC/2023/01952** (Decision date 23 June 2023)
LISTED BUILDING CONSENT – GRANTED (recommended approval)
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
- 10) **P/HOU/2023/01501** (Decision date 14 July 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommended approval)
Erect single storey extension
Flat 4 38 Silver Street Lyme Regis DT7 3HS
- 11) **P/LBC/2023/00989** (Decision date 29 June 2023)
LISTED BUILDING CONSENT – GRANTED (recommended approval)
Replacement windows to match existing.
9 Monmouth Street Lyme Regis DT7 3PX
- 12) **P/ADV/2023/01041** (Decision date 20 July 2023)
ADVERTISEMENT CONSENT – GRANTED (recommended approval)
Replace existing entrance sign with new entrance sign over footpath.
The Town Mill, Mill Lane, Lyme Regis, DT7 3PU
- 13) **P/FUL/2023/00766** (Decision date 20 July 2023)
FULL PLANNING APPLICATION – GRANTED (recommended approval)
Alterations include: - Replace wooden gates with metal gates. Replace closed gate and install access stairs. Replace railings with hooped railings. Replace and enlarge main entrance with glass door. Replace archway to car park.
The Town Mill Mill Lane Lyme Regis DT7 3PU
- 14) **P/LBC/2023/00767** (Decision date 20 July 2023)
LISTED BUILDING CONSENT – GRANTED (recommended approval)
Alterations include- Replace wooden gates with metal gates. Replace closed gate and install access stairs. Replace railings with hooped railings. 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
- 15) **P/LBC/2022/07888** (Decision date 13 July 2023)
LISTED BUILDING CONSENT – GRANTED (recommended approval)
Replacement of Fascia and guttering
High Cliff House Sidmouth Road Lyme Regis

**Lyme Regis Town Council
Planning Committee – 22 August 2023
Planning Correspondence**

1) P/TRC/2023/04520 (received 7 August 2023)

TREE WORKS APPLICATION

T1 Copper Beech - Fell

We have received the above Tree Works application which involves the felling of a Tree(s). You are being notified for information purposes only.

Abbeyfield House, Silver Street, Lyme Regis, Dorset, DT7 3HS

2) P/TRC/2023/04521 (received 7 August 2023)

TREE WORKS APPLICATION

T2 Sycamore - Fell

We have received the above Tree Works application which involves the felling of a Tree(s). You are being notified for information purposes only.

Abbeyfield House Silver Street Lyme Regis Dorset DT7 3HS

3) P/TRC/2023/04522 (received 7 August 2023)

TREE WORKS APPLICATION

T3 Pine – Fell

We have received the above Tree Works application which involves the felling of a Tree(s). You are being notified for information purposes only.

Abbeyfield House, Silver Street, Lyme Regis, Dorset, DT7 3HS