



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

Dear public,

Notice is given of a meeting of the Planning Committee to be held at the **Guildhall, Bridge Street, Lyme Regis** on Tuesday 17 October 2023 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
10.10.2023

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 3 October 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.

7. Matters arising from the minutes of the Planning Committee on 3 October 2023

There are none.

8. Update Report

There are none.

9. Planning and Licencing 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

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

There is none.

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 3 OCTOBER 2023

Present:

Chairman: Cllr. G Turner

Members: Cllr. B Larcombe MBE, Cllr P. May, Cllr, C Aldridge, Cllr. S Cockerell

Officers: M. Green (deputy town clerk), C. Austin (secretary)

23/43/P Public Forum

G. Chittenden, a representative from Black Cow Vodka, explained that he was present to speak in support of application P/FUL/2023/04778.

T. Lewis, the owner of Lyme One Hotel, explained that he was present to speak in opposition to application P/FUL/2023/04778.

The chairman invited both G. Chittenden and T. Lewis to speak immediately prior to the consideration of the application.

23/44/P Apologies for absence

Cllr B. Larcombe – prior engagement

23/45/P Minutes

Proposed by Cllr. G Turner and seconded by Cllr C. Aldridge the minutes of the meeting held on the 19 September 2023 were **ADOPTED**.

23/46/P Disclosable Pecuniary interests

There were none.

23/47/P Dispensations

There were none.

23/48/P Member planning recommendations

Members **NOTED** the recommendations.

23/49/P Minutes arising from the minutes of the planning committee on the 19 September 2023

There were none.

There were none.

Planning and Licencing Applications

Planning applications were considered in accordance with the details circulated.

The committee agreed application P/FUL/2023/04778 would be considered first to avoid G. Chittenden and T. Lewis being unnecessarily detained.

Cllr G. Turner invited G. Chittenden to speak.

G. Chittenden apologised for a retrospective planning application and stated the reasons why it had been submitted retrospectively. He explained the improvements made to the existing building would be removable should the owner want to restore the building to the former or another use. He said leaving the building in a derelict condition and leaving the foyer void of activity would result in it deteriorating further. He said the current works had significantly improved the interior of the foyer and the venue would add vibrancy to the area of Broad Street. He said the premises licence had been approved by Dorset Council and he had received significant local support.

Cllr G. Turner invited T. Lewis to speak.

T. Lewis read out a letter of objection on behalf of another person unable to attend the meeting.

He also gave the reasons for his opposition to the application. He explained he owned the neighbouring property, which operated as a commercial hotel, and his strong concerns about the planning application related primarily to the impact he felt the proposed use of the deck and foyer would have on guests staying at his hotel.

Cllr P. May explained that Lyme Regis town council was just a consultee and the final decision about the planning application would be taken by Dorset Council.

Members discussed the application at some length. On balance, a majority felt there was no reasonable planning basis on which to object to the application, that there was an overall benefit to the building through the works undertaken and the re-use of it and that the council should support new business activity whenever reasonable to do so. One member referred to the large number of messages of support for the application she had received from local residents and businesses.

1. **P/FUL/2023/04778** (Received 14 September 2023)

FULL PLANNING APPLICATION

Change of use of from former cinema to bar and adjacent multi-use, brand shop. Installing both fire detection systems and CCTV to protect the future of the premises. The construction of a 42m sq. free standing wooden deck for seating and to enable disabled access to the foyer and shop. Restoring the original terrazzo floor. Site Of Regent Cinema Broad Street Lyme Regis Dorset DT7 3JB

*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 unacceptably adverse impact on the residential amenity of neighbouring properties.*

2. **P/LBC/2023/05263** (Received 21 September 2023)
LISTED BUILDING CONSENT
Internal Alterations and provision of external CCTV Camera and Decking/Sitting Out Area
Site Of Regent Cinema Broad Street Lyme Regis Dorset DT7 3JB
- The town council recommends **approval** of the application because it is in accordance with the approved development plan and does not involve unacceptable or material harm to the Conservation Area or heritage assets.*
3. **P/FUL/2023/05206** (Received 13 September 2023)
FULL PLANNING APPLICATION
Refurbishment and modifications to existing ground floor flat including demolition of rear corridor link and utility room and replacement with new.
21 Marine Parade Lyme Regis Dorset DT7 3JF
- The town council recommends **approval** of the application because it is in accordance with the approved development plan and does not involve unacceptable or material harm to the Conservation Area or heritage assets.*
4. **P/LBC/2023/03968** (Received 15 September 2023)
LISTED BUILDING CONSENT
Retain replacement floorboards in smallest front reception room and construct a gas/electricity meter cupboard.
Malabar 8 Church Street Lyme Regis DT7 3BS
- The town council recommends **approval** of the application because it is in accordance with the approved development plan, it does not involve unacceptable or material harm and doesn't compromise any listed materials or features.*
5. **P/LBC/2023/05140** (Received 15 September 2023)
LISTED BUILDING CONSENT
Replace or repair of pitched roof coverings and associated repairs to valleys, fascia's and soffits and rainwater gutters and downpipes.
Abbeyfield House Silver Street Lyme Regis DT7 3HS
- The town council recommends **approval** of the application because it is in accordance with the approved development plan, it does not involve material harm doesn't compromise any listed materials or features.*
6. **P/FUL/2023/03036** (Received 25 September 2023)
FULL PLANNING APPLICATION
Erect public toilets/cafe and form a new vehicular access.
Charmouth Road Park and ride car park Charmouth road Lyme Regis.
- 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, has no adverse impact on the residential amenity of neighbouring properties and provides an enhanced facility which will help to reduce in-town vehicle movements and congestion and improve pedestrian safety and air quality.*

7. **P/HOU/2023/05266** (Received 25 September 2023)
HOUSEHOLDER PLANNING PERMISSION
Replace fibre cement slates with natural slates on main roof, reinstate lime render to front elevation and remodel modern bathrooms at first and second floor levels
29 Coombe Street Lyme Regis DT7 3PP

*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.*

8. **P/LBC/2023/05267** (Received 25 September 2023)
LISTED BUILDING CONSENT
Replace fibre cement slates with natural slates on main roof, reinstate lime render to front elevation and remodel modern bathrooms at first and second floor levels.
29 Coombe Street Lyme Regis DT7 3PP

*The town council recommends **approval** of the application because it is in accordance with the approved development plan, it does not involve material harm, doesn't compromise any listed materials or features, and reinstates some more features and materials more appropriate to a Listed Building.*

23/52/P Licensing Applications

There were none.

23/53/P Amended/Additional Plans

NOTED without comment.

23/54/P Withdrawn Applications

There were none.

23/55/P Planning Decisions

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

23/56/P Planning Correspondence

NOTED

The meeting closed at: 20:06pm

**Lyme Regis Town Council
Planning Committee – 17 October 2023
Planning Applications Received**

1. **P/HOU/2023/05416** (Received 2 October 2023)
HOUSEHOLDER PLANNING PERMISSION
Create new window and door openings. Create new terrace at ground floor level and roof terrace with external spiral staircase.
17 Portland Court Lyme Regis DT7 3ND

2. **P/HOU/2023/04600** (Received 5 October 2023)
HOUSEHOLDER PLANNING PERMISSION
Extension to existing dormer.
Lyme Bay House (Southfield) Uplyme Road Lyme Regis DT7 3LS

3. **P/HOU/2023/04917** (Received 9 October 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect Single storey rear extension with balcony and new porch.
Blue Mist Coram Avenue Lyme Regis DT7 3LB

**Lyme Regis Town Council
Planning Committee – 17 October 2023
Withdrawn Applications**

1. **P/HOU/2023/03431** (received 18 August 2023)
HOUSEHOLDER PLANNING PERMISSION
To erect two dormer windows and balcony.
6 Haye Close Lyme Regis Dorset DT7 3NJ

Lyme Regis Town Council
Planning Committee – 17 October 2023
Planning Decisions Received

Town council comments in brackets

1. **P/HOU/2023/04896** (DECISION DATE 5 OCTOBER 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended approval)
Convert garage to utility room.
1 Charmouth Close Lyme Regis DT7 3DJ.
2. **P/LBC/2023/04700** (DECISION DATE 9 OCTOBER 2023)
LISTED BUILDING CONSENT – GRANTED (Recommended approval)
Replacement of Central Heating Boiler necessitating external flue
Flat 6, Stile House Stile Lane Lyme Regis Dorset DT7 3JD
3. **P/LBC/2023/03719** (DECISION DATE 9 OCTOBER)
LISTED BUILDING CONSENT – GRANTED – (No comment made)
Carry out works to roof including a new load bearing timber stud wall.
6 Coombe Street Lyme Regis Dorset DT7 3PY