

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 28 November 2023 commencing at 7pm when the following business is proposed to be transacted:



John Wright
Town Clerk
21.11.2023

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 17 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 obtained by email following the cancelled meetings of the Planning Committee scheduled to take place on 31.10.23 and 14.11.23 (attached).

7. Matters arising from the minutes of the Planning Committee held on 17 October 2023 and from the planning recommendations obtained by email following the cancelled meetings of the Planning Committee scheduled to take place on 31.10.23 and 14.11.23

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

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.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 17 OCTOBER 2023**

Present:

Chairman: Cllr. G Turner

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

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

23/57/P

Public Forum

There were no members of the public present who wished to speak.

23/58/P

Apologies for absence

Cllr B. Larcombe – holiday

23/59/P

Minutes

Proposed by Cllr P. May and seconded by Cllr G. Turner the minutes of the meeting held on 3 October 2023 were **ADOPTED**.

23/60/P

Disclosable Pecuniary Interests

There were none.

23/61/P

Dispensations

There were none.

23/62/P

Member planning recommendations

There were none.

23/63/P

Minutes arising from the minutes of the Planning Committee on 3 October 2023

There were none.

23/64/P

Update Report

There were none.

23/65/P

Planning and Licencing Applications

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

*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.*

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

*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.*

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

*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.*

23/66/P Licensing Applications

There were none.

23/67/P Amended/Additional Plans

There were none.

23/68/P Withdrawn Applications

Noted.

23/69/P Planning Decisions

Noted.

23/70/P Planning Correspondence

Noted.

The meeting closed at 7.40pm.

Lyme Regis Town Council
Member Planning Recommendations following the cancelled meetings of the
Planning Committee scheduled to take place on 31.10.23 and 14.11.23.

1. **P/HOU/2023/05543** (Received 11 October 2023)
HOUSEHOLDER PLANNING PERMISSION
 Insertion of 2 new dormers
 4 Cobb Road Lyme Regis Dorset DT7 3JU

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

2. **P/LBC/2023/05438** (Received 12 October 2023)
LISTED BUILDING CONSENT
 Replace door & windows to front elevation.
 6 Coombe Street Lyme Regis Dorset DT7 3PY

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, does not compromise any important listed features and has no adverse impact on the residential amenity of neighbouring properties.

3. **P/FUL/2023/05777** (Received 17 October 2023)
FULL PLANNING APPLICATION
 Change of use of garden studio to holiday accommodation
 2 Overton Close Timber Hill Lyme Regis DT7 3HQ

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, supports the local tourism economy and has no unacceptable or adverse impact on the residential amenity of neighbouring properties.

4. **P/FUL/2023/05816** (Received 23 October 2023)
FULL PLANNING APPLICATION
 Addition of garage on existing driveway. No changes to existing listed building. The proposed garage will build in an area used for parking which is outside the curtilage of the garden. No excavations required for the construction on the lightweight building.
 The Lawn Pound Street Lyme Regis DT7 3HZ

The town council recommends approval of the application because it is generally 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.

5. P/LBC/2023/06086 (Received 26 October 2023)

LISTED BUILDING CONSENT

Demolition of internal stud wall and infill of kitchen door

5 High Cliff House Sidmouth Road Lyme Regis Dorset DT7 3EQ

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, does not compromise any important listed features, is returning the property to its original internal configuration and has no adverse impact on the residential amenity of neighbouring properties.

6. P/LBC/2023/06237 (Received 8 November 2023)

LISTED BUILDING CONSENT

Renovation to the stone rubble boundary wall to immediate south of Penny Plot

Colway House Uplyme Road Lyme Regis DT7 3LS

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, is reinstating an historic wall to its original condition using original materials and has no adverse impact on the residential amenity of neighbouring properties.

**Lyme Regis Town Council
Planning Committee – 28 November 2023
Planning Applications Received**

1. **P/HOU/2023/06238** (Received 8 November 2023)
HOUSEHOLDER PLANNING PERMISSION
Conservatory attached to the rear of the property.
10 Blue Waters Drive Lyme Regis Dorset DT7 3EU.
2. **P/HOU/2023/06091** (Received 13 November 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect 2 storey side extension (demolish rear extension)
11 Woodmead Road Lyme Regis Dorset DT7 3AB
3. **P/FUL/2023/06198** (Received 15 November 2023)
FULL PLANNING APPLICATION
Change of use of existing holiday let to a self-contained dwelling with associated works and parking.
5 Colway Rise Colway Lane Lyme Regis DT7 3HJ
4. **P/HOU/2023/06397** (Received 17 November 2023)
HOUSEHOLDER PLANNING PERMISSION
Replace existing flat roof over side extension with pitched roof, create a porch area and fenestration alterations.
Rose House Ferndown Road Lyme Regis Dorset DT7 3DN
5. **P/HOU/2023/06110** (Received 30th October 2023)
HOUSEHOLDER PLANNING PERMISSION
Continue to use existing barn for storage space ancillary to main residence and retain alterations to allow this use including increasing existing roof height to provide additional head room at first floor level.
Upper Knaps Farm Shire Lane Lyme Regis DT7 3ET

**Lyme Regis Town Council
Planning Committee – 28 November 2023
Planning Decisions Received**

Town council comments in brackets

1. **P/NMA/2023/05392** (DECISION DATE 20 OCTOBER 2023)
NON MATERIAL AMENDMENT – GRANTED
Non material amendment to change the dark grey metal standing seam roof to a grey slate roof to approved P/HOU/2022/07940 (Erect single storey rear extension to lower ground floor and replacement garden room and terrace at ground floor level. Replacement windows and doors and external renovations)
1 Overton Close Timber Hill Lyme Regis DT7 3HQ

2. **P/LBC/2023/03968** (DECISION DATE 26 OCTOBER 2023)
LISTED BUILDING CONSENT – GRANTED (Recommended approval)
Retain replacement floorboards in smallest front reception room and construct a gas/electricity meter cupboard.
Malabar 8 Church Street Lyme Regis DT7 3BS

3. **P/LBC/2023/05140** (DECISION DATE 26 OCTOBER 2023)
LISTED BUILDING CONSENT – GRANTED (Recommended approval)
Replace or repair of pitched roof coverings and associated repairs to valleys, fascia's & soffits, and rainwater gutters & downpipes.
Abbeyfield House Silver Street Lyme Regis DT7 3HS

4. **P/LBC/2023/03973** (DECISION DATE 26 OCTOBER 2023)
LISTED BUILDING CONSENT – GRANTED (Recommended approval)
Internal alterations include: - Replacement kitchen and bathroom. Repair and replace first floor and floor joists. 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

5. **P/FUL/2023/04966** (DECISION DATE 30 OCTOBER 2023)
FULL PLANNING APPLICATION – GRANTED (No comment made)
Retain a shed to store agricultural implements. Reduce existing deer fence to 2 metres in height.
The Crest Sidmouth Road Lyme Regis DT7 3ES

6. **P/HOU/2023/05416** (DECISION DATE 2 NOVEMBER 2023)
HOUSEHOLDER PLANNING PERMISSION - GRANTED (Recommended approval)
Create new window and door openings. Create new terrace at ground floor level and roof terrace with external spiral staircase. Install composite cladding to front and side elevations.
17 Portland Court Lyme Regis DT7 3ND

7. **P/FUL/2023/05206** (DECISION DATE 6 NOVEMBER 2023)
FULL PLANNING APPLICATION – GRANTED (Recommended approval)
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
8. **P/LBC/2023/04599** (DECISION DATE 7 NOVEMBER 2023)
LISTED BUILDING CONSENT – GRANTED (Recommended approval)
Erect rear corridor link and utility room and carry out internal alterations (demolish existing corridor link and utility room)
21 Marine Parade Lyme Regis Dorset DT7 3JF
9. **P/LBC/2023/05267** (DECISION DATE 10 NOVEMBER 2023)
LISTED BUILDING CONSENT – GRANTED (Recommended approval)
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
10. **P/HOU/2023/04917** (DECISION DATE 20 NOVEMBER 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended approval)
Erect Single storey rear extension with balcony and new porch.
Blue Mist Coram Avenue Lyme Regis DT7 3LB

**Lyme Regis Town Council
Planning Committee – 28 November 2023
Planning Correspondence**

1. **P/CLP/2023/06329**
CERTIFICATE OF LAWFUL USE PROPOSED (Received 8 November)
Certificate of lawfulness for infilling of front yard with single storey enclosure including flat roof in line with existing side extension. Internal alterations. New windows to front and side elevations. New dome sun pipe to rear roof slope
Timberley Sidmouth Road Lyme Regis Dorset DT7 3ES

2. **P/TRT/2023/06632**
T1 ASH - SECTIONAL FELL (Received 15 November)
We have received the above Tree Works application which involves the felling of a Tree(s). You are being notified for information purposes only.
Springhill Haye Lane Lyme Regis Dorset DT7 3NH

3. The Town Council has been notified of a proposed diversion of part of footpath 1, to see the full notification please see **Appendix 13A, 13B and 13C.**

4. Dorset Council has written, **Appendix 13D**, informing this council about the most recent payment of Community Infrastructure Levy (CIL) in the sum of £2,396.13.

This payment relates to the most recent 6-month period and is a relatively small sum because the amount of qualifying development in Lyme is very modest compared to many other larger towns.

A more detailed explanation about the payment and the calculation and payment of CIL monies is available by following the link embedded in the appendix.

Unlike some other councils, Dorset collects developer contributions on commencement of work on site, rather than on grant of permission. This means the time lag between the grant of qualifying permission and the collection of the relevant payment can be very significant, potentially several years. This makes predicting and monitoring anticipated payments very difficult.

5. At a meeting between Dorset Council and the larger town and parish councils on 8 November, a presentation was given about the planning service and related matters.

A copy of that presentation is attached as a separate PDF file and the deputy town clerk will run through the presentation and ask members to comment as appropriate.

The presentation had not been trailed prior to 8 November and some of the changes referred to are, potentially, quite significant.

The deputy town clerk will endeavour to obtain further information prior to 28 November.

**Definitive Map Team**

Spatial Planning
 County Hall
 Colliton Park
 Dorchester
 DT1 1XJ
 ☎ 01305 224463
 🌐 www.dorsetcouncil.gov.uk

BY EMAIL

Date: 7 November 2023

Ref: CAM RW/P175

Officer: Carol McKay

☎ 01305 225136

✉ carol.mckay@dorsetcouncil.gov.uk

To Whom it May Concern

**SECTION 119, HIGHWAYS ACT 1980
 PROPOSED DIVERSION OF PART OF FOOTPATH 1, LYME REGIS**

Dorset Council has received an application to divert part of Footpath 1, Lyme Regis as shown on the enclosed Drawing (P175/23/2).

This diversion is being made in the interest of the landowners as the current route is impassable due to coastal erosion along the middle section and obstruction by allotment gardens at its northern end. Under the Coast Protection Act 1949, Dorset Council is currently delivering Phase IV of the Lyme Regis Coast Stabilisation Works - Environmental Improvements. The works, which began in April 2013, will secure the coastline between Church Cliff and East Cliff for the next 60 years, saving up to 480 homes from damage or loss of access. As part of the engineering works the Council has constructed a new footpath connecting Charmouth Road car park to the eastern beach. This new route will also form part of the section of new England Coast Path National Trail (and South West Coast Path) proposed between The Cobb, Lyme Regis and Rufus Castle, Portland.

The current definitive route of Footpath 1, Lyme Regis runs from its junction with Church Street (A3052) at point A, east and north east along East Cliff, continuing generally north east along coastal slopes then generally north north west through the allotment gardens to join Spittles Lane at point B.

The proposed new route runs from its junction with Footpath 2 at point C east along a surfaced path to point D, north to point E, west to point F and generally north east along the sea wall walkway to point G, then generally north up wooden steps to point H, continuing generally east up wooden steps to point I and then continuing along a crushed stone path generally north west, north, west north west then north east to point J, then north north east and north west to point K, where it enters Charmouth Road car park, then continuing through the car park along a surfaced path west south west, north west, west south west and north west to point L, west south west to point M, south south east to point N, west south west to point O, generally north to point P and generally west south west to its junction with Charmouth Road (A3052) at point Q.

The current route of Footpath 1 between points A and B is approximately 504 metres long and the proposed new route between points C and Q is approximately 666 metres long. The width of the new route will be 2 metres (except as specified below):

G – H – I	155 cm
J	160 cm gap to British Standard BS5709:2018
K	160 cm gap to British Standard BS5709:2018
L	150 cm
L – M	130 cm
P – Q	150 cm

Please note that the following works will be carried out before the Order is confirmed:

- Gates at points J and K to be removed

Under Section 119 of the Highways Act 1980, the ends of the diversion must be in places substantially as convenient to the public. Regard must also be paid to the effect the diversion would have on public enjoyment of the footpath as a whole, and on land served by the existing and proposed routes.

Section 29 of the Highways Act 1980, as amended by the Countryside and Rights of Way Act 2000, says that when making diversion orders the Council must have regard to the needs of agriculture, forestry and the desirability of conserving flora, fauna and geological and physiographical features.

The current route of Footpath 1 is available for inspection from point A along East Cliff, and at point B. The section of Footpath 1 between East Cliff and point B is obstructed. The proposed route of Footpath 1 is available for inspection.

I should be grateful to have any comments you may wish to make in writing by **5 December 2023** so that they may be taken into consideration. If you think you will need more time to respond please let me know as soon as possible. Your comments will be treated as public information (please refer to the Data Protection information at the end of this letter) and may be incorporated if a report is made to the Strategic and Technical Planning Committee.

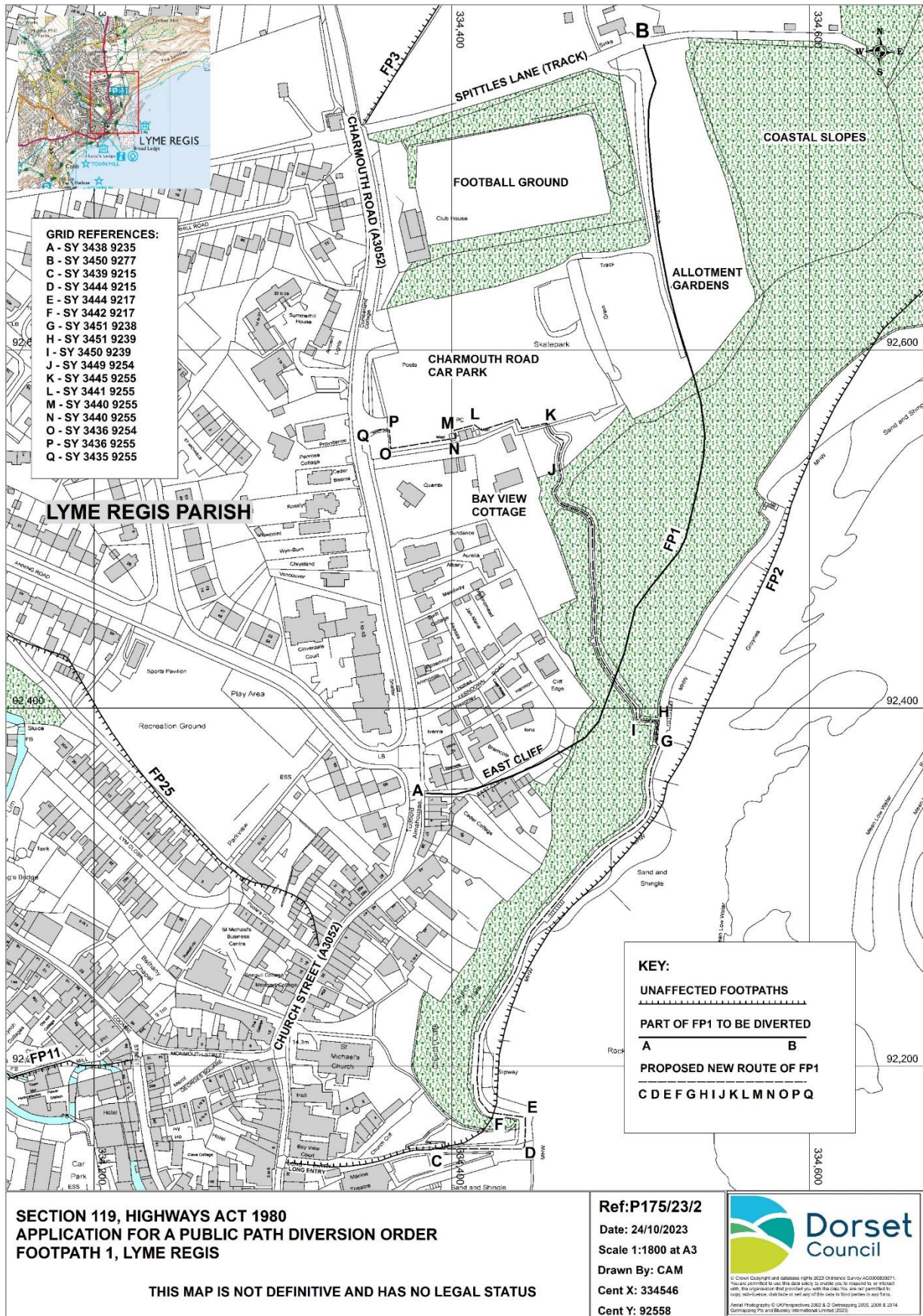
The file is available for public inspection at County Hall, Dorchester DT1 1XJ by prior appointment only. Members of the public are allowed limited public speaking at a Committee meeting. If the case is to be brought before the Committee we will write to those directly affected to advise them. If you wish to be informed of the details of the meeting please let me know.

Yours faithfully

Carol McKay

Carol McKay
(My pronouns: She/her/hers)
Senior Definitive Map Technical Officer

Dorset Council is a Data Controller for the purposes of the General Data Protection Regulation 2016. This Act regulates how we obtain, use and retain personal information. The information you supply will be used for the purpose of fulfilling our functions and duties, including those under the Highways Act 1980, Town and Country Planning Act 1990, Wildlife and Countryside Act 1981 and the Commons Act 2006. Any information provided, including personal details will be available for public inspection, disclosed to interested third parties and may be used during public inquiries and other proceedings. The information will be kept indefinitely. By replying to this correspondence you are consenting to your personal information being retained and used for these purposes. Further information about the use of personal information and data protection is available on our web-site at www.dorsetcouncil.gov.uk or by contacting the Council's Data Protection Officer.



Dear Ms Cleal,

I am getting in touch to advise that we will be making a CIL payment to Lyme Regis Town Council of £2,396.13 & this should be in your bank account by next week.

Please see below the development site that the payment relates to:

- P/FUL/2021/00674 - Southfield, Uplyme Road, Lyme Regis, Dorset, DT7 3LS

Please see below link to our CIL guidance note for town and parish councils:

[Dorset Council Community Infrastructure Levy Guidance Note for Town & Parish Councils](#)

Let me know if you have any questions.

Kind regards

Helen Nolan

CIL and Planning Agreements Officer

Economic Growth and Infrastructure

Dorset Council

