



**John Wright
Town Clerk**

Lyme Regis Town Council

Town Council Office
Guildhall Cottage
Church Street
Lyme Regis
Dorset
DT7 3BS

Tel: 01297 445175
Fax: 01297 443773

email:enquiries@lymeregistowncouncil.gov.uk

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 6 February 2024 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
30.01.24

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 09 January 2024 (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 held on 09 January 2024 and from the planning recommendation obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 23.01.24.

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

To note amended/additional plans.

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.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 09 JANUARY 2024**

Present:**Chairman:** Cllr. G Turner**Members:** Cllr. B Larcombe MBE, Cllr P. May, Cllr. S. Cockerell, Cllr. B Bawden**Officers:** M. Green (deputy town clerk), AM. Shepherd (administrative assistant)**24/83/P Public Forum**

V. Bronk – P/HOU/2023/07022
R. Bronk – P/HOU/2023/07022
S. Williams – P/HOU/2023/07022
T. Andrews – P/HOU/2023/07022
I. Andrews – P/HOU/2023/07022
H. Britton – Did not wish to speak.

24/84/P Apologies for absence

Cllr. C. Alridge – Holiday

24/85/P Minutes

Proposed by Cllr B. Larcombe and seconded by Cllr S. Cockerell the minutes of the meeting held on 12 December 2023 were **ADOPTED**.

24/86/P Disclosable Pecuniary Interests

There were none.

24/87/P Dispensations

There were none.

24/88/P Member planning recommendations

Noted.

24/89/P Matters arising from the minutes of the Planning Committee held on 12 December 2023

There were none.

24/90/P Update Report

There were none.

24/91/P Planning and Licencing Applications

The committee agreed application P/FUL/2023/04778 would be considered first to avoid members of the public being unnecessarily detained.

1. **P/HOU/2023/07022** (Received 02.01.24)
HOUSEHOLDER PLANNING PERMISSION

Provision of new annexe

Umbrella Cottage Sidmouth Road Lyme Regis DT7 3EQ

On behalf of the applicant, S. Williams explained the planning application in further detail, adding that the annexe would only be used by members of the family and friends when visiting. He explained the applicant specifically did not want a separate dwelling and were willing to accept a planning condition that restricted its use to an annexe only, preventing it from being sold off separately from Umbrella Cottage.

He discussed the dwellings on either side of Umbrella Cottage, one being the Listed Upper Cobb House which was set well forward from the application site. To the west was a large modern dwelling, The Sheerings, at a much higher level to Umbrella Cottage. He emphasised the site of the proposed annexe was sloping, rough land within the curtilage of the property. The annexe would be sat within this falling land and with a flat, sedum roof at the same level as the rear of Umbrella Cottage. The annex would, therefore, have minimal visual impact and be subservient to nearby properties.

S. Williams explained a geotechnical study had been undertaken by Riddlesden who were experienced in land stability within Lyme Regis. In summary, they concluded whilst further onsite investigations would be needed, especially in relation to a retaining wall at the rear of the site, it was nonetheless suitable for traditional foundations. Overall, it would have no significantly adverse effect on and slope stability.

S. Williams summarised that the scheme and its materials had been designed to ensure it didn't detract from Upper Cobb House, or cause harm or loss to this property and its setting.

In response to later comments made by neighbouring owners, S. Williams disagreed with their view that the proposed annexe would be visually prominent in the wider townscape or landscape, and he felt it would not cause any harm to the special character of the Area of Outstanding Natural Beauty. He referenced various photographs which he felt supported his view. He went on to suggest that the councillors might like to add a pre-commencement condition to the application, requiring that on-site ground investigations were undertaken, then submitted to Dorset Council for approval prior to any work starting on site.

S. Williams informed members that, originally, the application was for a two-story building. This was reduced to single storey because the Conservation Officer was concerned about the impact of higher rise development. It did mean, however, that the 'footprint' had increased in size as a result. He didn't believe the development would take away all the remaining green space and it was entirely within the curtilage of the property.

S. Williams explained there had been no subsequent contact with the planning officer subsequent to the application being reduced to the scale now before members.

V. Bronk of Upper Cobb House, Lyme Regis told the councillors that this was their only property and they had lived there for 13 years. They objected to the proposed application due to the significant harm it would cause to the setting and potential damage it might cause to their Listed Regency house, particularly the ornate plastered ceilings.

V. Bronk reminded the councillors that The National Planning Policy Framework and the Local Plan stated that unless harm to heritage assets was balanced by public benefit, then the proposal should be turned down. In her opinion there was no such public benefit in this case. V. Bronk believed the proposal would lessen the public benefit by damaging the view of the Listed buildings, enjoyed by the many walkers using the coastal path and in Ware fields.

V. Bronk informed the councillors that Ware fields were owned by the National Trust due to a campaign, led by local author John Fowles, to preserve them for public benefit.

V. Bronk informed the councillors they had commissioned geotechnical survey and structural engineering reports from Peter Chapman and DHD Structures. Those reports agreed with the applicant's own technical report, i.e., sinking a large building three meters into a constrained site on a steep sloping hillside would require piling to stabilise the excavation. The reports showed that the piling would transmit vibrations through the hillside and into their neighbouring house only a few meters away, and there was a foreseeable risk that this could damage the Listed plaster ceilings within Upper Cobb House.

A sunken building could also change the ground water regime, increasing water around either side of it and possibly causing water damage to Upper Cobb House's half-sunken 19th kitchen and Vault.

V. Bronk felt the application would over develop the site, the last extension of Umbrella Cottage being in 2000, with very strict planning conditions. The new building would extend past their house windows and into original pasture, which would disturb wildlife.

V. Bronk urged the application be rejected.

R. Bronk believed the proposed building was an inappropriate design and would harm the rural, coastal setting of Upper Cobb House and Umbrella Cottage, and the visual integrity of the historically linked pair of buildings. He stated the plans were misleading as they did not show the upstairs west-facing windows on Upper Cobb House. The proposed building would sit in front of one of the windows and would allow the occupants to look directly into the master bedroom of Upper Cobb House. This was in addition to the building looking into various other windows and the conservatory of their property. He mentioned the new hedgerow which had recently been planted along the site boundary without approval and which was already blocking direct light into the historic rooms of Upper Cobb House.

R. Bronk reiterated the point made by V. Bronk with regard to how the proposed pile driving would adversely affect their Listed building. He also believed the application, if approved, would not prevent the current or any subsequent owner of Umbrella Cottage renting out the annexe at some point in the future.

R. Bronk urged the application be rejected.

I. Andrews of Netherfield House, Lyme Regis and his wife T. Andrews lived two doors 'up' from Umbrella Cottage. They objected to such a large dwelling. He informed the committee that Umbrella Cottage had already doubled in size in the past and was currently only being used as a holiday home and was rarely occupied. Therefore, the need for such a large annex to accommodate a 'large family' was questionable. He also stated that any damage to the ceilings in Upper Cobb House caused by pile driving, would be 'catastrophic, and a great loss to our beautiful town'.

I. Andrews felt the proposal was not in keeping with the adjacent historic buildings and would look 'unsympathetic' when viewed from the coastal footpath.

He urged the application be rejected.

There followed a very lengthy discussion about the application during which S Williams and the various objectors were allowed to contribute at various points.

Members expressed a wide variety of differing views about the merits and demerits of the application.

The discussion focussed on a number of issues, including:

- The potential visual impact of the proposed annexe when viewed from the land below.
- The impact on the setting of the neighbouring properties, in particular, the Listed Upper Cobb House and Umbrella Cottage.
- The potential for the 'ground works' associated with the planned annexe to adversely impact Upper Cobb House.
- The scale of the proposed annexe and its location within the site.
- Material planning considerations and those matters which the council could properly take into account when considering the application.
- The role of the town council in commenting on the application, i.e., as a consultee only, with the final decision made by Dorset Council as Planning Authority.

In response to questions and comments made by R Bronk, the chairman explained that he had no pecuniary interest in the application. He checked on the building whilst the owners were away, but was not paid for this.

The chairman asked for members to vote on the application, and, by a majority, it was agreed:

*The Town Council recommends **approval** subject to reconsideration of its scale, together with an assurance that all associated land works and excavations will not create a negative impact on any neighbouring or surrounding properties.*

2. **P/HOU/2023/07237** (Received 20.12.23)
HOUSEHOLDER PLANNING PERMISSION
Demolish conservatory and construct single storey rear extension on a similar footprint.
2 Pine Ridge Lyme Regis Dorset DT7 3HP

*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/2023/03723** (Received 20.12.23)
HOUSEHOLDER PLANNING PERMISSION
Install balcony off an existing rear bedroom dormer.
Bay House Sidmouth Road Lyme Regis 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 and has no adverse impact on the residential amenity of neighbouring properties.*

24/92/P Licensing Applications

There were none.

24/93/P Amended/Additional Plans

There were none.

24/94/P Withdrawn Applications

There were none.

24/95/P Planning Decisions

Noted.

24/96/P Planning Correspondence

Noted.

The meeting closed at 20:15pm

**Lyme Regis Town Council
Planning Committee – 6 February 2024
Planning Applications Received**

1. [P/HOU/2024/00161](#) (Received 17.01.24)
HOUSEHOLDER PLANNING PERMISSION
Erection of a single storey rear extension and new outbuilding
7 Sherborne Lane Lyme Regis DT7 3NY

2. [P/LBC/2024/00162](#) (Received 17.01.24)
LISTED BUILDING CONSENT
Erection of a single storey rear extension
7 Sherborne Lane Lyme Regis DT7 3NY

3. [P/HOU/2023/07486](#) (Received 22.01.24)
HOUSEHOLDER PLANNING PERMISSION
Remove bay window at first floor level on North elevation, partially infill opening and install painted timber single glazed vertical sliding sash window.
Abbeyfield House Silver Street Lyme Regis DT7 3HS

4. [P/LBC/2023/07314](#) (Received 22.01.24)
LISTED BUILDING CONSENT
Remove bay window at first floor level on North elevation, partially infill opening and install painted timber single glazed vertical sliding sash window.
Abbeyfield House Silver Street Lyme Regis DT7 3HS

**Lyme Regis Town Council
Planning Committee – 6 February 2024
Amended/Additional Plans**

1. [P/VOC/2024/00346](#) (Received 26.01.24)

VARIATION OF CONDITION

Erect extension and internal alterations to existing bungalow (with variation of condition 2 of planning permission [P/HOU/2023/02899](#) to amend plans)

Lymcroft Talbot Road Lyme Regis Dorset DT7 3BA

2. [P/NMA/2024/00412](#) (Received 25.01.24)

NON MATERIAL AMENDMENT

Non-material amendment to Planning permission P/HOU/2023/02527 (Erection of rear and side extension to existing dwelling. Existing driveway to be widened) - amend ground floor to create a garden room.

10 Windsor Terrace Lyme Regis DT7 3AN

Lyme Regis Town Council
Planning Committee – 6 February 2024
Withdrawn Applications

1. [P/HOU/2023/04600](#) (Withdrawn on 23.01.24)
HOUSEHOLDER PLANNING PERMISSION
Extension to existing dormer.
Lyme Bay House (Southfield) Uplyme Road Lyme Regis DT7 3LS

**Lyme Regis Town Council
Planning Committee – 6 February 2024
Planning Decisions Received**

Town council comments in brackets

1. [P/VOC/2023/06648](#) (DECISION DATE 5 JANUARY)
VARIATION OF CONDITION – GRANTED (Recommended approval)
Demolition of existing chalet and erection of dwelling - with variation of condition 2 of planning permission WD/D/20/002930 - to amend plans.
St Gildas Lodge Stile Lane Lyme Regis
2. [P/NMA/2023/07535](#) (DECISION DATE 9 JANUARY)
NON MATERIAL AMENDMENT – GRANTED
Non material amendment to planning permission P/FUL/2023/03967 (Erection of a detached dwelling with associated landscaping works) - Amendment to condition 14 as information already provided & approved by LPA. Rewording of Condition 6 to remove reference to precommencement
Land adjacent to Seathrift off Greenway Lyme Regis
3. [P/HOU/2023/06091](#) (DECISION DATE 11 JANUARY)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Comment made)
Erect 2 storey side extension (demolish rear extension)
11 Woodmead Road Lyme Regis Dorset DT7 3AB
4. [P/NMA/2023/07488](#) (DECISION DATE 15 JANUARY)
NON MATERIAL AMENDMENT – REFUSED
Non material amendment - amend plans to planning permission P/HOU/2023/02899 - to alter the roof, omit some features, amend windows and extend the snug length
Lymcroft Talbot Road Lyme Regis Dorset DT7 3BA
5. [P/HOU/2023/06398](#) (DECISION DATE 18 JANUARY)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended approval)
Hip to gable on the rear roof, alterations to the rear extension and alterations to side porch (Amended Description).
Satori View Road Lyme Regis Dorset DT7 3AA
6. [P/HOU/2023/07009](#) (DECISION DATE 18 JANUARY)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended approval)
To erect rear dormer for loft conversion
6 Hays Close Lyme Regis Dorset DT7 3NJ
7. [P/LBC/2023/06931](#) (DECISION DATE 19 JANUARY)
LISTED BUILDING CONSENT – GRANTED (Recommended approval)
Installation of a Public Access Defibrillator (PAD) to North Elevation
1 Broad Street Lyme Regis Dorset DT7 3QD

8. [P/LBC/2023/01459](#) (DECISION DATE 17 JANUARY)
LISTED BUILDING CONSENT – GRANTED (Recommended approval)
Replace cement render with new cement render on the south and east elevations of the modern extension. Agreed internal works to ground floor entrance area partition to improve fire safety (retrospective)
Pyne House 10-10a Broad Street Lyme Regis DT7 3QD

9. [P/HOU/2023/07237](#) (DECISION DATE 25 JANUARY)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended Approval)
Demolish conservatory and construct single storey rear extension on a similar footprint.
2 Pine Ridge Lyme Regis Dorset DT7 3HP

10. [P/LBC/2023/05438](#) (DECISION DATE 25 JANUARY)
LISTED BUILDING CONSENT – GRANTED (Recommended Approval)
Replace door & windows to front elevation.
6 Coombe Street Lyme Regis Dorset DT7 3PY

**Lyme Regis Town Council
Planning Committee – 6 February 2024
Planning Correspondence**

1. [P/TRC/2024/00190](#) (Received 12.01.24)

TREE WORKS APPLICATION

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

T01 Hornbeam - Fell T02 Goat Willow - Fell T03 Field Maple – Fell
Shire End West Cobb Road Lyme Regis DT7 3JP.

2. [TPO/2023/0056](#)

TREE PRESERVATION ORDER

This is to inform you that the provisional Tree Preservation Order (TPO) at Land adjacent to Seathrift off Greenway, Lyme Regis, Dorset, DT7 3EY was confirmed without modification under delegated powers on 10 January 2024.