

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 28 JANUARY 2025**

Present:

Chairman: Cllr G. Turner

Members: Cllr A. Aldrige, Cllr S. Cockerell, Cllr S. Larcombe, Cllr P. May.

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

24/233/P Public Forum

G. Noakes

G. Noakes spoke in relation to planning application P/VOC/2024/06786. She believed there were errors in the draft minutes from the meeting held on 17 December 2024, she believed the council agreed on 'no comment' for the application and requested a copy of the audio recording. She also requested that the council listened back to the previous audio and made changes to the minutes accordingly.

G. Noakes referenced the comments provided to Dorset Council from ward member Cllr B. Bawden on 31 December 2024, stating that the majority of the comments had been made against a planning application that had already been approved previously. She believed this was not an impartial view of the variation of condition from a Dorset Council member and she felt that pressure had been put on to Lyme Regis Town Council, which resulted in the change from what she thought was 'no comment' to 'refused'.

She said in conclusion that she contested the draft minutes and requested a full review of the audio recording to be undertaken so the minutes from the meeting reflected what had transpired in the previous meeting.

G. Wells

G. Wells spoke in relation to planning application P/VOC/2024/06786 and was the architect for the scheme. She said there was no further changes to the application itself, the amendment was because the surveyor from Dorset Council took the spot level from a different point from which the existing spot level was taken from, resulting in a different outcome. She gave members a document showing the area surrounding the applicant's house, describing the differences in size and distances of the houses.

N. Offord

N. Offord spoke in relation to planning application P/VOC/2024/06786 and said she was against the application. She wanted to address the claim the agent made of making a mistake with her plans which culminated in the house being built too high. The mistake was noticed by their own surveyors in August 2024, and they immediately spoke to the builders, who carried on building despite being told it was built too high.

She also objected to the new metal gabion boundary that was erected around number 5 as it did not seem in keeping with the surrounding area.

She asked that the town council recommended to Dorset Council that the metal gabions outside number 5 be changed to something more sensitive to the area, such as hedgerow.

S. Offard

S. Offard spoke in relation to planning application P/VOC/2024/06786. He gave a short background to the application being originally refused, then approved despite the many objections, including one from the town council. He said the issue with the height of the building was raised with the agent and planners in 2024 and he believed a choice was made to carry on building after they had been made aware of the error in building height.

He said a covenant had been ignored, he noted there were no other houses in the close that had gone from a bungalow to a three-storey house. He objected because ENV 10, 12 and 16 had all been ignored, the building was too large and over dominant, and it did not fit the harmony of the area.

M. Noakes

M. Noakes spoke in relation to planning application P/VOC/2024/06786. He asked the members to remember they were only there to comment on the variation of condition and not the original application, which had already been approved and therefore it was not about the housework or metal gabions. He said the house was built to the correct size from the approved plans, and the issue with the height was down to a technical issue. The house was built no bigger as a result. He said the covenant, mentioned by Mr S. Offord, did not extend to 5 Overton Close and was not a planning matter.

24/234/P Apologies for Absence

Cllr M. Denney

24/235/P Minutes

Proposed by Cllr P. May and seconded by Cllr S. Larcombe the minutes of the meeting held on 17 December 2024 were **ADOPTED**.

24/236/P Disclosable Pecuniary Interests

There were none.

24/237/P Dispensations

There were none.

24/238/P Member planning recommendations

Noted.

24/239/P Matters arising from the minutes of the Planning Committee held on 17 December 2024 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 07.01.25.

There were none.

24/240/P Update Report

There were none.

24/241/P Planning and Licensing Applications

**1. P/VOC/2024/06786 (Received 16.01.25)
AMENDED PLANS**

Erect a first-floor extension to include balcony, front porch and associated works and landscaping (with variation of condition 2 of P/HOU/2023/00174 - to amend ridge height, include solar panels and additional roof light and amend landscaping scheme; and discharge condition 3 to agree external facing materials).

5 Overton Close Timber Hill Lyme Regis DT7 3HQ

Members discussed this application at some length and noted this council's recommendations of refusal in respect of the two previous applications relating to this property, including P/HOU/2023/00174, which included a ridge height lower than that 'as built' and now sought through variation of condition.

Members were of the opinion that this council's position should remain consistent with that previously expressed and that Dorset Council, as planning authority, should determine how to deal with the 'as built' situation.

The town council reiterates its previous comments about earlier applications and recommends refusal of this application because the requested variation would be of an overbearing nature and scale, impact negatively on the residential amenity of adjoining properties in general and number 4 in particular and on the street scene and is not in keeping with the character or scale of existing properties in the area. It is noted the applied for variation is retrospective and for development 'as built' and it must be for the planning authority to determine how best to deal with this situation.

Cllr S. Cockerell abstained from voting.

**2. P/LBC/2024/07384 (Received 06.01.25)
LISTED BUILDING CONSENT**

Internal and external alterations to include re-rendering of front and rear facades; removal of suspended timber floor to ground floor; replacement window to first floor landing; removal of C20 wall boards; replacement of front door.

27 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 and doesn't compromise any important listed features.

3. P/VOC/2024/07392 (Received 02.01.25)

VARIATION OF CONDITION

Siting of Chalets and Day Huts (retrospective) (with variation of condition 2 of planning permission WD/D/19/001974 to extend use of chalets until March 2030).

Monmouth Beach Chalets Monmouth Beach Lyme Regis DT7 3LE

The town council offer no comment on the grounds they are the landowner of the application.

4. P/HOU/2024/07389 (Received 10.01.25)

HOUSEHOLDER PLANNING PERMISSION

Install rear exit to garden via roof terrace and steps with dormer above door.

Glen Andred The Coach House Colway Lane Lyme Regis DT7 3HE

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.

5. P/VOC/2024/07517 (Received 15.01.25)

VARIATION OF CONDITION

Demolish garage, annexe, WC, shed and removal of boundary wall. Erect 2No. dwellings with associated landscaping and create new access to highway including new dropped kerb (with variation of condition 2 of planning permission P/FUL/2022/03753 to install 2 no. roof lights to rear of plot 1).

10 Millgreen Court Lyme Regis DT7 3PJ

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.

6. P/HOU/2025/00119 (Received 21.01.25)

HOUSEHOLDER PLANNING PERMISSION

Installation of 14 solar PV panels on an existing flat roof

19A Broad Street Lyme Regis DT7 3QE

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.

24/242/P Amended/Additional Plans

Noted.

24/243/P Withdrawn Applications

Noted.

24/244/P Planning Decisions

Noted.

24/245/P Planning Correspondence

There were none.

The meeting closed at 8pm.