



**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](mailto:enquiries@lymeregistowncouncil.gov.uk)

**Planning Committee**

Cllr B. Larcombe (chairman), Cllr J. Broom (vice chairman), Cllr Mrs C. Reynolds, Cllr Mrs M. Ellis, Cllr D. Hallett, Cllr S. Williams and Cllr G. Turner

Notice is hereby given of a meeting of the Planning Committee to be held in the Guildhall, Bridge Street, Lyme Regis, on Tuesday 19 September 2017 commencing at 7.00pm, when the following business is proposed to be transacted:

John Wright  
Town Clerk  
12.09.17

**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 the 22 August 2017 (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. Matters arising from the minutes of the Planning Committee meeting held on 22 August 2017**

There are no matters arising on this agenda.

**7. Update Report**

There is no update report on this agenda.

**8. Planning Applications**

To comment on planning 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.

**9. Amended/Additional Plans**

There are no amended plans on this agenda.

**10. Withdrawn Applications**

There are no withdrawn applications on this agenda.

**11. Planning Decisions**

To note decisions of the planning authority on previously submitted planning applications as set out on the attached list.

**12. Correspondence from West Dorset District council regarding planning related matters**

For members to be made aware of letters from West Dorset District Council relating to planning matters.

**13. Exempt Business**

LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE  
MINUTES OF THE MEETING HELD ON TUESDAY 22 AUGUST 2017

**Present:**

**Members:** Cllr B. Larcombe (Chairman), Cllr J. Broom, Cllr Mrs. M. Ellis, Cllr Mrs. C. Reynolds and Cllr G. Turner

**Officers:** Mark Green (deputy town clerk)

**17/39/P Public Forum**

There were no comments from the public forum at this point in the meeting.

**17/40/P Apologies**

Apologies for absence had been received from Cllr D. Hallett and Cllr S. Williams.

**17/41/P Minutes**

Proposed by Cllr J. Broom and seconded by Cllr G. Turner, the minutes of the meeting held on 25 July 2017, were **ADOPTED** without amendment.

**17/41/P Disclosable Pecuniary Interests**

No pecuniary interests were disclosed in relation to the business of this meeting..

**17/42/P Dispensations**

There was no grant of dispensations made by the town clerk in relation to the business of this meeting.

**17/43/P Matters arising from the minutes of the meeting held on 25 July 2017**

The deputy town clerk updated the committee on the conditions attached to the permission granted by Dorset County Council for application 17/27/P, land at Lyme Regis golf course, Timber Hill.

In particular, he drew attention to the fact that there appeared to be no condition restriction the route of HGV's accessing the site, nor a requirement for the applicant to produce any kind of off-site transport and access strategy/statement.

Members were extremely concerned and surprised that permission had been granted and that their previous concerns about HGV access to the site had been

ignored; particularly bearing in mind the hugely increased maximum annual tonnage now proposed . It was suggested that an appropriate condition should be imposed requiring that all HGV access to the site should be via the 'Charmouth roundabout' on the A35, avoiding the narrow and congested roads in the town centre where noise, air quality, pedestrian safety and damage to historic buildings were issues of real concern.

The deputy town clerk undertook to write to both the County Council and the Environment Agency expressing the town council's extreme concern about the situation and requesting that the HGV access route to the site be re-considered.

**NOTED**

**17/44/P Update Report**

In response to questions from members, the deputy town clerk explained the work which remained to be undertaken prior to the resubmission of an application for the permanent use of the park and ride site at Sidmouth Road. He thought that the application was unlikely to be finalised before mid-October at the earliest.

**NOTED**

**17/45/P Planning Applications**

Planning applications were considered in accordance with the details circulated.

The chairman introduced each planning application in turn and invited the views of members.

- 1) **WD/D/17/001532 – FULL** (Received 28 July 2017)  
Markham – Erect single storey extension & two storey extension, convert garage & void area, construct detached double garage – Edzell, Somers Road, Lyme Regis, DT7 3EX

*Members recommended that the application should be approved.*

- 2) **WD/D/17/001541 – FULL** (Received 27 June 2017)  
West Dorset District Council – Erect two storey extension and alterations to include observational deck at first floor – Harbour Masters Office, The Cobb, Lyme Regis, DT7 3JJ

*Members recommended that the application should be approved.*

- 3) **WD/D/17/001549 - FULL** (Received 3 August 2017)

### AGENDA ITEM 3

Hadfield – Removal and re-building of a garden retaining wall – Lyme Court, Sidmouth Road, Lyme Regis, DT7 3EQ

*Members recommended that the application should be approved.*

- 4) **WD/D/17/001572 – FULL** (Received 3 August 2017)  
Karn – Erect garage– Ayre Ville, Somers Road, Lyme Regis, DT7 3EX

*Members recommended that the application should be approved.*

- 5) **WD/D/17/001593 - FULL** (Received 5 August 2017)  
Lower- Proposed Juliet Balcony in window set with gable end on front facade (Resubmission) 7 the Bay Apartments, Marine Parade, Lyme Regis, DT73JQ

*Members recommended that the application should be approved.*

- 6) **WD/D/17/001613- FULL** (Received 12 August 2017)  
Davies- Change of use and conversion of existing detached studio/workshop for use as studio apartment for short term holiday letting- Queen Annes Lodge, Hill Rise Road, Lyme Regis, DT7 3LN

*Members recommended that the application should be approved.*

- 7) **WD/D/17/001647- FULL** (Received 12 August 2017)  
House- Rear first floor extension- 2 Hillside, Cobb Road, Lyme Regis, DT7 3JS

*Members recommended that the application should be approved.*

- 8) **WD/D/17/001648 - LISTED BUILDING CONSENT** (Received 12 August 2017)  
House- Rear first floor extension and ground floor alterations- 2 Hillside, Cobb Road, Lyme Regis, DT7 3JS

*Members recommended that the application should be approved subject to the comments of the Listed Building Officer.*

- 9) **WD/D/17/001678 - FULL** (Received 10 August 2017)  
Hight- Alterations and extension to dwelling (retrospective) - Bell Cliff House, 7 Broad Street, Lyme Regis, DT7 3QD

*Members recommended that the application should be approved.*

- 10) **WD/D/17/001679 - LISTED BUILDING CONSENT** (Received 10 August 2017)  
Hight- Alterations and extension to dwelling (retrospective) - Bell Cliff House, 7  
Broad Street, Lyme Regis, DT7 3QD

*Members recommended that the application should be approved subject to the comments of the Listed Building Officer.*

**17/46/P Amended/Additional Plans**

There were no amended plans for consideration at this meeting.

**17/47/P Withdrawn Applications**

There were no withdrawn applications.

**17/48/P Planning Decisions**

The decisions of the planning authority were received and **NOTED**.

**17/49/P Correspondence from West Dorset District Council regarding planning matters**

The correspondence from West Dorset District Council was **NOTED**.

The meeting closed at 8.13 pm

## AGENDA ITEM 8

### LYME REGIS TOWN COUNCIL PLANNING COMMITTEE – 19 SEPTEMBER 2017 PLANNING APPLICATIONS RECEIVED

- 1) **WD/D/17/001674 – FULL** (Received 17 August 2017)  
HIX Townhouse – External alteration constituting a painted sign on the East level of the building – 1 Pound Street, Lyme Regis, DT7 3HZ
- 2) **WD/D/17/001693 – FULL** (Received 16 August 2017)  
Duff – Replace 4.No windows – Little Thatch, 8 Sherborne Lane, Lyme Regis, DT7 3NY
- 3) **WD/D/17/001759 - FULL** (Received 25 August 2017)  
Ball – Loft conversion to create two new bedrooms one of which will be en-suite – 28 Talbot Road, Lyme Regis, DT7 3BB
- 4) **WD/D/17/001997 – VARIATION OF CONDITION** (Received 24 August 2017)  
Tidalstone Limited – Refurbishment and remodeling of the existing house and flat building to create 2 new houses, and erection of 1 new house (creating 3 new dwellings in total) – (variation of conditions 1 and 4 of planning permission WD/D/16/002279 to amend floor plans, elevations and roof materials– 14 Somers Fields, Lyme Regis, DT7 3EZ
- 5) **WD/D/17/001817- FULL** (Received 31 August 2017)  
Sweet- Divide existing apartment (Flat 1) to create two apartments – 1 High Cliff House, Sidmouth Road, Lyme Regis, DT7 3EQ
- 6) **WD/D/17/001597- FULL** (Received 31 August 2017)  
May – Erect side extension – The Chalet, Cobb Road, Lyme Regis, DT7 3JR
- 7) **WD/D/17/001848 – LISTED BUILDING CONSENT** (Received 12 August 2017)  
Prince – Demolish sub-standard single storey rear extension and erect single storey rear extension of similar size – 10 Church Street Lyme Regis, DT7 3BS
- 8) **WD/D/17/001847 – FULL** (Received 1 September 2017)  
Prince – Demolish sub-standard single storey rear extension and erect single storey rear extension of similar size - 10 Church Street Lyme Regis, DT7 3BS
- 9) **WD/D/17/001823- FULL** (Received 1 September 2017)  
Capstone Building Ltd – Proposed relocation of car port and realignment of driveway – Land adjacent to Greenhill House, Somers Road Lyme Regis, DT7 3EX
- 10) **WD/D/17/001868- LISTED BUILDING CONSENT** (Received 31 August 2017)  
Walker & Johnson- Replace rear first floor windows – 29 Coombe Street, Lyme Regis, DT7 3PP

## AGENDA ITEM 8

- 11) **WD/D/17/001896 – FULL** (Received 5 September 2017)  
Farmer – Installation of ATM with advertising and external lighting – 67 Broad Street, Lyme Regis, DT7 3QF
- 12) **WD/D/17/001885- CERTIFICATE OF LAWFULNESS** (Received 8 September 2017)  
Ward- Erect single storey rear extension- 2 Thornton Pearn Rise, Lyme Regis, DT7 3NU
- 13) **WD/D/17/001897 – ADVERTISEMENT** (Received 5 September 2017)  
Farmer - Installation of ATM with advertising and external lighting – 67 Broad Street, Lyme Regis, DT7 3QF
- 14) **WD/D/17/001942- CERTIFICATE OF LAWFULNESS** (Received 9 September 2017)  
Cawthorne- Use of ground, first and second floors as a dwelling house- Rotherfield House, View Road, Lyme Regis, DT7 3AA
- 15) **WD/D/17/001953- FULL** (Received 8 September 2017)  
Smart- Erect two storey side extension- 42 Queens Walk, Lyme Regis, DT7 3BH



LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE – 19 SEPTEMBER 2017  
PLANNING DECISIONS RECEIVED

*Town council comments in italic*

- 1) **WD/D/17/001501 - FULL** (Received 17 August 2017)  
Lovell – Demolish car port and erect a unit of self-contained holiday accommodation to be used in association with existing guest house accommodation – Lucerne, View Road, Lyme Regis, DT7 3AA  
**Approval of Planning Permission**  
*Recommend approval*
- 2) **WD/D/17/001136 - FULL** (Received 22 August 2017)  
Pickering – Demolition of existing detached dwelling & erection of 1no. detached dwelling – Demolition of existing detached dwelling & erection of 1no. detached dwelling  
**Approval of Planning Permission**  
*Recommend approval, subject to the balcony on the South side being screened from overlooking the neighbouring property 'Albany'.*
- 3) **WD/D/17/001310 – FULL** (Received 24 August 2017)  
Cook – Erect second storey extension and make internal and external alterations – Marina Cottage, Hill Road, Lyme Regis, DT7 3PE  
**Refusal of Planning Permission**  
*Recommend refusal on the grounds that the proposal represents a significant overdevelopment of an already cramped site*
- 4) **WD/D/17/001178 - FULL** (Received 29 August 2017)  
Lyme Regis Town Council – Replacement of railings along Marine Parade – Marine Parade, Lyme Regis  
**Refusal of Planning Permission**  
*Members noted this application*
- 5) **WD/D/17/001572 – FULL** (Received 7 September 2017)  
Karn – Erect garage – Ayre Ville, Somers Road, Lyme Regis, DT7 3EX  
**Approval of Planning Permission**  
*Recommend approval*
- 6) **WD/D/17/001821 GRANT OF NON MATERIAL AMENDMENT** (Received 04 September 17)  
Capstone Building Ltd – Non material Amendment to application 1/D/10/000396 (2010) Amendment to planning approval 1/D/13/001000 – amendment of private driveway finish from resin bound travel to permeable tarmac – Land adjacent Somers Road, Somers Road, Lyme Regis.  
**This amendment has been granted.**

- 7) **WD/D/17/0001822- GRANT OF NON MATERIAL AMENDMENT**(Received 7 September 2017)  
Capstone Building Ltd – Non Material amendment to application 1/D/13/001000 (2013)  
Amendment to planning approval 1/D/13/001000 – relocation of car port to Unit 3 – Land adjacent to Greenhill House, Somers Road, Lyme Regis, DT7 3EX  
**This amendment has been granted.**
- 8) **WD/D/17/000991 DCC Application** (Received 17 August 2017)  
Jonathon Hansford – Modification of conditions of planning permission 1/D/13/000972 for improvements to existing golf driving range and practice area including amended scheme for the re-profiling of the playing surface through the importation and placement of uncontaminated sand, naturally occurring soils and inert waste – Lyme Regis Golf Club, Timber Hill, Lyme Regis  
**Grant of planning permission**  
*Proposed by Cllr G. Turner and seconded by Cllr C. Reynolds members **AGREED** the deputy town clerk would write a letter recommending refusal to the application to increase the tonnage from 10,000 to 30,000 per annum, on the grounds that it would cause increased traffic to the site (potentially through the town centre) and the increased dust would have an adverse impact on local amenity.*

**Committee:** Planning

**Date:** 19 September 2017

**Title of Report:** Correspondence from West Dorset District Council regarding planning-related matters

**Purpose of Report**

For members to be made aware of letters from West Dorset District Council & East Devon District council relating to planning matters

**Recommendation**

Members note the report

**Background**

1. Correspondence has been received from West Dorset District Council & East Devon District Council in relation to planning issues.
2. Copies of all the letters can be viewed at the town council offices and will be brought to this Planning Committee meeting.
3. The contents are summarised in the report below.

**Report**

4. WD/D/17/001750 – Request for confirmation of compliance of conditions 3 & 4 of planning approval WD/D/16/002279
5. WD/D/16/002728 – Request for confirmation of compliance of conditions 5,6 & 7 of planning permission 1D/13/000865

Elaine Pawsey  
Senior administrative assistant  
September 2017