



**John Wright**  
Town Clerk

**Lyme Regis Town Council**

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**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 17 September 2017 commencing at 7.00pm, when the following business is proposed to be transacted:

  
John Wright  
Town Clerk  
10.10.17

**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 19 September 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 19 September 2017**

To consider the attached report.

**7. Update Report**

To note the attached report.

**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**

To note the amended plans.

**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**

**Committee:** Planning

**Date:** 17 October 2017

**Title of Report:** Matters Arising

**Purpose of Report**

To update members on matters arising from the previous meeting that are not dealt with elsewhere on this agenda and to allow members to seek further information on issues raised within the minutes of the previous meeting.

**Recommendation**

Members note the report

**Report**

**17/27/P Dorset county council (DCC), planning application WD/D/17/000991, land At Lyme Golf course, Timber Hill.**

At the June meeting, members agreed that 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.

The application was subsequently considered by Dorset County Council and was approved subject to conditions.

Members then asked that a letter be written to DCC and copied to the Environment Agency expressing this council's extreme surprise and disappointment that the application had been approved without any conditions to control the route taken by HGV's to access the site.

It was reported to the last meeting that DCC had responded to the town council's letter and the relevant paragraphs are reproduced below:

*'Planning conditions are generally not considered to be an appropriate means of controlling/restricting the right of passage over public highways. Whilst it is technically possible to use negatively worded conditions to seek to control vehicle routing, such conditions are very difficult to enforce. Government policy is clear that planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.*

*Where it is considered essential to prevent traffic from using particular routes, the correct mechanism for doing so is an Order under either section 1 or section 6 (as appropriate) of the Road Traffic Regulation Act 1984. In this instance, it was not considered that such an Order should be made a pre-requisite for the grant of planning permission.*

## AGENDA ITEM 6

*The intended site operator is very aware of the concerns that have been expressed about the development and I am confident that they will take reasonable steps to advise drivers about the highway context of the site and the available routing options. However, it was not considered appropriate to require that all movements to and/or from the site to be by means of the Charmouth roundabout.'*

The Environment Agency has also now responded to the following effect:

*'In regards to our response on the planning application (copy attached) we advised the Local Planning Authority and applicant regarding the need for an Environmental Permit and Pollution Prevention measures. We did not comment on traffic and vehicle movements as they fall outside of the Environment Agency's remit. We would expect these to be provided by the local highways provider, Dorset County Council.*

*If there were planning conditions included on the planning permission then these would be discharged by the Local Planning Authority and your query should be addressed to them.'*

In the circumstances, there seems little more that can be done regarding the matter.

Mark Green  
Deputy town clerk  
October 2017

**Committee:** Planning

**Date:** 17 October 2017

**Title of Report:** Update Report

**Purpose of Report**

To update members on the following issue:

**Recommendation**

Members note the report

**Report**

**Decision of application using delegated powers**

This application was received and a decision was needed before this meeting. The chairman of the planning committee, in consultation with the vice-chairman, used his delegated powers to make a decision on the following application:

**WD/D/17/001953 – Full**

Smart – Erect two storey side extension – 42 Queens Walk, Lyme Regis, DT7 3BH.

*Recommend approval*

Elaine Pawsey  
Senior administrative assistant  
October 2017

## AGENDA ITEM 8

### LYME REGIS TOWN COUNCIL PLANNING COMMITTEE – 17 October 2017 PLANNING APPLICATIONS RECEIVED

- 1) **WD/D/17/001773 – FULL** (Received September 2017)  
Pielesz – Demolition of single storey rear extension and garage and erection of single storey rear extension and garage on a slightly enlarged footprint; replacement of pitched roof to lower ground floor bedroom with flat roof and glass balustrade to form balcony; demolition of conservatory to front elevation – 3 Overton Close, Timber Hill, Lyme Regis, DT7 3HQ
- 2) **WD/D/17/001851 – LISTED BUILDING CONSENT** (Received 13 September 2017)  
Alexson – Replace rear windows, insert French doors, demolish existing extension and erect new extension plus external and internal alterations – Malabar House, 8 Church Street, Lyme Regis, DT7 3BS
- 3) **WD/D/17/002000 - FULL** (Received 22 September 2017)  
Seal – Change of use, extension and conversion of barns to form holiday unit – Rhode Barton Farm, Rhode Barton, Charmouth Road, Lyme Regis, Dt7 3UE
- 4) **WD/D/17/002014 – LISTED BUILDING CONSENT** (Received 20 September 2017)  
Sparey – Scheme of re-roofing and associated improvements to the exterior – Haye House, Haye Lane, Lyme Regis, DT73 NQ
- 5) **WD/D/17/002086 - FULL** (Received 28 September 2017)  
Hendrickson – Erection of detached dwelling to south of existing Harbour Heights building – Harbour Heights, Cobb road, Lyme Regis, DT7 3JR

**LYME REGIS TOWN COUNCIL  
PLANNING AND HIGHWAYS COMMITTEE – 17 October 2017  
AMENDED/ADDITIONAL PLANS**

- 1) **WD/D/17/001286 FULL** (Received 5 October 2017)  
Connell – Erect 2no. Dwellings (amended scheme) – Site at 14 -15 Marine Parade, Lyme  
Regis, DT7 3ER

LYME REGIS TOWN COUNCIL  
 PLANNING COMMITTEE – 17 October 2017  
 PLANNING DECISIONS RECEIVED

*Town council comments in italic*

- 1) **WD/D/17/1178 - FULL** (Received 17 September 2017)  
 Lyme Regis Town Council (LRTC) – Replacement of railings along Marine Parade – Marine Parade, Lyme Regis  
**Refusal of Planning Permission**  
*LRTC noted this application only*
  
- 2) **WD/D/17/001532 - FULL** (Received 13 September 2017)  
 Markham – Erect single storey extension and two storey extension, convert garage and void area, construct detached double garage – Edzell, Somers Road, Lyme Regis, DT7 3EX  
**Approval of Planning Permission**  
*Recommend approval.*
  
- 3) **WD/D/17/001593 – FULL (Resubmission)** (Received 13 September 2017)  
 Lower– Proposed Juliet Balcony in window set with gable end on front façade (resubmission) – 7 The Bay Apartments, Marine Parade, Lyme Regis, DT7 3JQ  
**Approval of Planning Permission**  
*Recommend approval.*
  
- 4) **WD/D/17/001613 - FULL** (Received 12 September 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  
**Approval of Planning Permission**  
*Recommend approval.*
  
- 5) **WD/D/17/001759 – FULL** (Received 27 September 2017)  
 Ball – Loft conversion to create two new bedrooms one of which will be en-suite – 28 Talbot Road, Lyme Regis, DT7 3BB  
**Approval of Planning Permission**  
*Recommend approval*
  
- 6) **WD/D/17/00179 - GRANT OF NON MATERIAL AMENDMENT** (Received 11 September 17)  
 Tidalstone LTD – Non material Amendment to application WD/D/16/000707 (2016)  
 Amendment to planning approval WD/D/16/000707 – proposed change of construction/finish to parking bays to plots 3 and 4 from paviments to gravel – Land to the west of Timber Hill, Lyme Regis.  
**This amendment has been granted.**



**AGENDA ITEM 11**

- 7) **WD/D/17/0001823 – FULL** (Received 25 September 2017)  
Capstone Building Ltd (in administration) – Proposed relocation of car port and realignment of driveway – Land adjacent to Greenhill House, Somers Road, Lyme Regis, DT7 3EX  
**Approval of planning permission**  
*Recommend approval*
- 8) **WD/D/17/001997 - FULL Variation of Condition** (Received 2 October 2017)  
Tidalstone Ltd – Refurbishment and remodelling of the existing house and flat building to create 2 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 Somer Fields, Lyme Regis, DT7 3EZ  
**Approval of planning permission**  
*Recommend approval*

**Committee:** Planning

**Date:** 17 October 2017

**Title of Report:** Correspondence from West Dorset District Council (WDDC) & East Devon District Council (EDDC) regarding planning-related matters

**Purpose of Report**

For members to be made aware of letters from WDDC & EDDC relating to planning matters

**Recommendation**

Members note the report

**Background**

1. Correspondence has been received from WDDC 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. **Certificate of Lawful Use or Development** Confirmation has been received from West Dorset District Council that land at Rotherfield House, View Road, Lyme Regis, DT7 3AA was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990.
5. WD/D/17/001911 – Request for confirmation of appliance with conditions 5, 6 & 8 of planning approval 1/D/13/001088
6. WD/D/17/001541 – Notice that WDDC would be considering this application on Thursday 12 October 2017, also the report of the officer's recommendation. – This was notification was forwarded to the deputy town clerk and the chairman and vice chairman on the planning committee on 4 October 2017
7. **Certificate of Lawful Use or Development** Confirmation has been received from West Dorset District Council that land at 2 Thornton Pearn Rise Lyme Regis, DT7 3NU was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990.

Elaine Pawsey  
Senior administrative assistant  
October 2017