



**John Wright
Town Clerk**

Lyme Regis Town Council

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Planning Committee

Core Membership: Cllr G. Turner (chairman), Cllr B. Bawden Cllr J. Broom Cllr M. Ellis, Cllr B. Larcombe MBE, Cllr C. Reynolds, and Cllr S. Williams

Notice is hereby given of a meeting of the Planning Committee to be held on the Zoom video conferencing facility <https://us02web.zoom.us/j/81406500244> on Tuesday 19 January 2021 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
13.01.21

This is a formal council meeting, where the same standards of behaviour as normal are expected and all members are bound by the code of conduct.

This meeting will be 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 you wish to speak, please raise your hand and you will be invited to speak by the chairman, at which point your microphone will be unmuted.

Voting will also take place by show of hands and the chairman will indicate the votes have been noted.

If members have a pecuniary interest, they will be placed in the 'waiting room' where they cannot hear or participate in discussion and voting.

*Members of the public can make representations at the beginning of the meeting in the usual way. **To ensure the smooth running of the meeting, members of the public are asked to provide advance notice and details of the issue they intend to raise.***

If technical issues occur, the meeting may be paused to re-establish a connection. If a technological failure prevents the public from accessing the meeting or the meeting is no longer quorate, the chairman may adjourn the meeting.

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 the 2 December 2020 (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 2 December 2020

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 Dorset Council regarding planning related matters

To note correspondence from Dorset Council

13. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE VIRTUAL MEETING HELD ON WEDNESDAY 2 DECEMBER 2020**

Present:

Chairman: Cllr G. Turner

Members: Cllr B. Bawden, Cllr J. Broom, Cllr B. Larcombe MBE, Cllr M. Ellis, Cllr C. Reynolds and Cllr S. Williams

Officers: Mr M. Green (deputy town clerk)

19/138/P Public Forum

There were two members of the public present who wished to speak in respect of application number **WD/D/20/002278**. The chairman agreed to let them speak when that application was considered and to take that application first.

19/139/P Apologies

There were no apologies for this meeting.

19/140/P Minutes

Proposed by Cllr B. Larcombe and seconded by Cllr C. Reynolds, the minutes of the meeting held on 30 September 2020 were **ADOPTED**.

19/141/P Disclosable Pecuniary Interests

There were none.

19/142/P Dispensations

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

19/143/P Matters arising from the minutes of the meeting held on 5 August 2020

There were no matters arising.

19/144/P Update Report

There were updates.

19/145/P Planning Applications

Planning applications were considered in accordance with the details circulated.

1) **WD/D/20/002278-FULL**

(Received 11 November 2020)

Mella – Erection three storey extension and alterations to existing dwelling, demolition of garage – Hythe cottage, Pine Walk, Lyme Regis, DT7 3LA.

The applicant's agent explained the sustainable design philosophy behind the application and ran through the layout of the proposed development. He talked about the applicants and their connections with the local community and emphasised that there had been no neighbour objections. He referred to other nearby properties whose roofs had been raised by between 1.00 and 1.4m and explained that this application involved raising the roof height by a maximum of 1.2m.

He felt there were no material planning or policy issues on which to not support the application. In response to member concerns about ground stability, he explained that PCRM Ltd had been instructed to carry out an up-to-date report based on the current application, but that work had not yet been completed because the company were extremely busy.

In response to a question from Cllr B. Larcombe, he advised that pre-application discussions had not taken place.

The applicant also spoke in support of the application and advised that the proposed extension was timber-framed, thus reducing its weight and its impact on ground stability.

Members were generally concerned about the potential impact of the application on ground stability in an area of the town where there had been a history of ground movement. It was noted that the ground report submitted with the application was a pre-purchase report based solely on the existing dwelling. It was noted that a new and comprehensive report based on the current application had been commissioned, but there was a unanimous view that the application could not be supported without sight of that report and its conclusions/recommendations.

Members were also generally concerned about the scale of the proposed extension, questioned comparative floor areas as between what was existing and what was proposed and felt that the extension was not subservient to the scale and mass of the existing dwelling or in keeping with its character. There was a general view that it constituted overdevelopment of the site.

There was some discussion about whether consideration of the application could be either deferred or the application withdrawn to allow the new ground stability report to be considered. The deputy town clerk advised that the application could only be withdrawn by request to the planning authority and Dorset Council's deadline for receiving this council comments was very tight, so deferment until this council's next scheduled meeting was not practical. In any event, if members had concerns about matters in addition to ground stability, those concerns need to be reflected.

After further debate, members recommended that the application be refused because:

1. *Of the absence of an up-to-date and relevant ground stability report.*
2. *The scale and mass of the proposed extension constitutes an overdevelopment of the site and a built form which is not subservient to and in keeping with the existing dwelling.*

- 2) **WD/D/20/002207-FULL** (Received 29 October 2020)
Wright - Conversion of single storey wing to rear of grade II listed Georgian terrace from retail use to one bed self-contained flat – 54 Broad Street, Lyme Regis, DT7 3QR.

*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

- 3) **WD/D/20/002208-LBC** (Received 29 October 2020)
Wright - Conversion of single storey wing to rear of grade II listed Georgian terrace from retail use to one bed self-contained flat – 54 Broad Street, Lyme Regis, DT7 3QR.

*Members recommended that the application be **approved** because there were no material listed building considerations that would warrant its refusal.*

- 4) **WD/D/20/002249-FULL** (Received 4 November 2020)
Wallwork – Remove roof from existing garage and construct first floor home office with pitched roof, to be accessed by Cantilevered external staircase – 9 Barfleur Rise, Lyme Regis, DT7 3QY.

*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

- 5) **WD/D/20/002270-FULL** (Received 4 November 2020)
Cope – Install window to front elevation and erect cladding to match existing – Tanglewood, Avenue Road, Lyme Regis, DT7 3AE

*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

- 6) **WD/D/20/002365-FULL** (Received 10 November 2020)
Hewins – Erection of pitched roof extension to rear, and associated alterations to form loft conversion including new casement and velux windows – Camellia House, Colway Lane, Lyme Regis, DT7 3BG.

*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

- 7) **WD/D/20/002383-FULL** (Received 25 November 2020)
Mansergh – Works to create loft extension – Orchard Cottage, Sidmouth Road, Lyme Regis, DT7 3ES.

*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

- 8) **WD/D/20/002491-FULL** (Received 7 November 2020)
Porter – Removal of roof, dormer and chimney and replacement with new roof, chimney, extended dormer and roof light – 15 Pound Street, Lyme Regis DT7 3HZ.

*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

- 9) **WD/D/20/002492-LBC** (Received 7 November 2020)
Porter – Removal of roof, dormer and chimney and replacement with new roof, chimney, extended dormer and roof light – 15 Pound Street, Lyme Regis DT7 3HZ.

*Members recommended that the application be **approved** because there were no material listed building considerations that would warrant its refusal.*

- 10) **WD/D/20/002550-VAR OF COND** (Received 19 November 2020)
Ashton – Demolish existing chalet and erect a replacement, (Variation of condition 1 of planning approval WD/D/17/002443 – plans list) – 7 Bowling Green Lyme Regis, DT7 3LG.

*Members recommended that the application for variation of condition 1 of planning approval WD/D/17/002443 be **supported** because there were no material planning considerations that would warrant its refusal.*

19/146/P Amended/Additional Plans

There were no amended/additional applications to be considered at this meeting.

19/147/P Withdrawn Applications

There were no withdrawn applications to be considered at this meeting.

19/148/P Planning Decisions

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

19/149/P Correspondence from Dorset Council regarding planning related matters.

There was no correspondence to be considered at this meeting

The meeting closed at 8.02 pm.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 19 JANUARY 2021
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/20/002070 FULL** (Received 30 November 2020)
Layavoo - Change of use from C2 Residential Nursing Home to C3 Dwelling House – Tree Tops, Timber Hill, Lyme Regis, DT7 3HQ
- 2) **WD/D/20/002374 FULL** (Received 29 November 2020)
Luxton - Erection of two storey and single storey rear extension with new raised patio area – 38 Summerhill Road, Lyme Regis, DT7 3DT
- 3) **WD/D/20/002375 FULL** (Received 30 November 2020)
Kingston – Erection of dwelling – Boston, Coram Avenue, Lyme Regis, DT7 3LB
- 4) **WD/D/20/002539 FULL** (Received 17 December 2020)
Betchley – Erect two storey extension to front elevation – Meadway, Charmouth Road, Lyme Regis, DT7 3DP
- 5) **WD/D/20/002578 FULL** (Received 10 December 2020)
Highet – Demolish existing timber outbuildings and erect single storey extension and glazed conservatory / link structure and minor alterations to existing hall – 44 Sherborne Lane, Lyme Regis, DT7 3NY
- 6) **WD/D/20/002579 FULL** (Received 10 December 2020)
Highet – Demolish existing timber outbuildings and erect single storey extension and glazed conservatory / link structure and minor alterations to existing hall – 44 Sherborne Lane, Lyme Regis, DT7 3NY
- 7) **WD/D/20/002647 FULL** (Received 29 November 2020)
Moulder – Erect first floor extension with dormer window – Flat 3, 38 Silver Street, Lyme Regis, DT7 3HS
- 8) **WD/D/20/002648 LISTED BUILDING CONSENT** (Received 29 November 2020)
Sankey – Installation of a Velux conservation roof light and internal alterations to include the exposure of roof trusses, purlins and some struts, replacement stud work and opening of blocked door and associated works – Flat 2, 16 Coombe Street, Lyme Regis, DT7 3PR
- 9) **WD/D/20/002846 CHANGE OF USE** (Received 9 January 2021)
Langdon – Change of use of café area ancillary to retail unit from class A1 (now E(b)) to 1.no dwelling (c3) – 37 Broad Street, Lyme Regis, DT7 3QF

- 10) **WD/D/20/002752 FULL** (Received 17 December 2020)
Lay – Extension to southeast elevation of garage – Garage south of, Pooles Court, Lyme Regis
- 11) **WD/D/20/002775 LISTED BUILDING CONSENT** (Received 24 December 2020)
Gross – Internal alterations to provide wc and wash hand basin at second floor level – Flat 2, Cobb House, Marine Parade, Lyme Regis, DT7 3JF
- 12) **WD/D/20/002799 FULL** (Received 6 January 2021)
LRTC – Reduce projection of first floor Council Chamber oriel window and carry out essential stone repairs to Mayor’s Parlour oriel window and pediment over front door – The Guildhall, Bridge Street, Lyme Regis, DT7 3QA
- 13) **WD/D/20/002800 LISTED BUILDING CONSENT** (Received 6 January 2021)
LRTC – Reduce projection of first floor Council Chamber oriel window and carry out essential stone repairs to Mayor’s Parlour oriel window and pediment over front door – The Guildhall, Bridge Street, Lyme Regis, DT7 3QA
- 14) **WD/D/20/002852 LISTED BUILDING CONSENT** (Received 9 January 2021)
Swinson – Removal and replacement of both timber front doors and internal and external repairs to windows, cils, plaster and associated works – 12 Cobb Road, Lyme Regis, DT7 3JU
- 15) **WD/D/20/002994 FULL** (Received 8 January 2021)
Connell – Demolish existing summerhouse and erect 1.No Dwelling and a pottery shed – The Summerhouse, Marine Parade, Lyme Regis.
- 16) **MLA/2020/00202**
(N.B. this is an application to the Marine Management Organisation and cannot be found on the Dorset Council website. The deputy town clerk will report full details at the meeting)

Dorset Council – Construction of new works – Repair of existing slipway and alteration and extension to create an external area to east of slipway

LYME REGIS TOWN COUNCIL
 PLANNING COMMITTEE – 19 JANUARY 2021
 PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/20/000274 LISTED BUILDING CONSENT** (Received 17 December 2020)
 Sparey – The dismantling and rebuilding of five chimney stacks to existing dimensions – Haye House, Haye Lane, Lyme Regis, DT7 3NQ
Approval of Listed Building Consent
'Members recommended that the application be approved because there were no material listings for its refusal'.

- 2) **WD/D/20/000422 FULL** (Received 9 December 2020)
 Heard – The repair of the roof and render to the north elevation: replacement of chimney pot. The replacement of the kitchen window and door after masonry repairs and insertion of new oak beams, relocation of the boiler and opening of blocked window on the north elevation. The refurbishment of the 'shopfront' door with replacement of shopfront window. Refurbishment of sashes on the east elevation. The replacement of three windows on the west elevation with single glazed like for like casements and secondary glazing. Replacement of Soil Vent Pipe to north elevation – 1 Church Street, Lyme Regis, DT7 3BS
Approval of Planning Permission
'Members recommended that the application be approved because there were no planning reasons to warrant its refusal'.

- 3) **WD/D/20/000423 LISTED BUILDING CONSENT** (Received 9 December 2020)
 Heard – The repair of the roof and render to the north elevation: replacement of chimney pot. The replacement of the kitchen window and door after masonry repairs and insertion of new oak beams, relocation of the boiler and opening of blocked window on the north elevation. The refurbishment of the 'shopfront' door with replacement of shopfront window. Refurbishment of sashes on the east elevation. The replacement of three windows on the west elevation with single glazed like for like casements and secondary glazing. Replacement of Soil Vent Pipe to north elevation – 1 Church Street, Lyme Regis, DT7 3BS
Approval of Planning Permission
'Members recommended that the application be approved because there were no material listings to warrant its refusal'.

- 4) **WD/D/20/000772 FULL** (Received 24 November 2020)
 Neil & Peattie – Removal of porch hood and hand rail to front steps, replacement front door, re-painting of front & rear elevation, three light roof light in rear roof slope, internal alterations, demolition of garage, creation of car parking space, erection of garden fence & gate. Standing beam roof, reduce area of patent glazing, timber doors and timber frame for rear extension. Timber bathroom window – 17 Mill Green, Lyme Regis, DT7 3PH
Approval of Planning Permission
'Members recommended that the application be approved because there were no planning reasons to warrant its refusal'.

- 5) **WD/D/20/000773 LISTED BUILDING CONSENT** (Received 24 November 2020)
Neil & Peattie – Removal of porch hood and hand rail to front steps, replacement front door, re-painting of front & rear elevation, three light roof light in rear roof slope, internal alterations, demolition of garage, creation of car parking space, erection of garden fence & gate. Standing beam roof, reduce area of patent glazing, timber doors and timber frame for rear extension. Timber bathroom window – 17 Mill Green, Lyme Regis, DT7 3PH
Approval of Planning Permission
'Members recommended that the application be approved because there were no material listings to warrant its refusal'
- 6) **WD/D/20/000796 LISTED BUILDING CONSENT** (Received 11 December 2020)
Kidd – Works to facilitate internal repairs and alterations to the basement, ground floor, first floor and second floor levels and external changes consisting of replacement of 1 x ground floor window to south elevation with stained glass; the replacement of the rear ground floor French doors; installation of extractor vent to rear wall. – The Tudor, 4 Church Street, Lyme Regis, DT7 3BS
Approval of Listed Building Consent
'Members recommended that the application be approved because there were no material listings to warrant its refusal'
- 7) **WD/D/20/000795 FULL** (Received 11 December 2020)
Kidd – Replacement of 1 x ground floor window to south elevation with stained glass; the replacement of the rear ground floor French doors; installation of extractor vent to rear wall. Retrospective change of use of part of the ground floor to residential.
Approval of Planning Permission
'Members recommended that the application be approved because there were no planning reasons to warrant its refusal'
- 8) **WD/D/20/001013 FULL** (Received 15 December 2020)
Cleal – Erection of detached double garage – 49 Queens Walk, Lyme Regis, DT7 3BH
Approval of Planning Permission
'Members recommended that the application be approved because there were no planning reasons to warrant its refusal'
- 9) **WD/D/20/001420 FULL** (Received 17 December 2020)
Radcliffe – Extension and repairs to existing slipway and extension of existing boat storage – Lyme Regis Harbour, The Cobb, Lyme Regis
Approval of Planning Permission
'Members recommended that the application be approved because there were no planning reasons to warrant its refusal'
- 10) **WD/D/20/001553 FULL** (Received 18 December 2020)
Duffell – Erection of single storey rear extension following part removal of rear wall, insertion of 2 roof lights and 1 x flue to rear elevation together with structural repairs – 50 Church Street, Lyme Regis, DT7 3DA
Approval of Planning Permission
'Members recommended that the application be approved because there were no planning reasons to warrant its refusal'

- 11) **WD/D/20/001578** **FULL** (Received 14 December 2020)
Bolton – Formation of balcony to front elevation – 13 Barfleur Rise, Lyme Regis, DT7 3QY
Approval of Planning Permission
‘Members recommended that the application be approved because there were no planning reasons to warrant its refusal’
- 12) **WD/D/2/002071** **FULL** (Received 7 December 2020)
McInnes – Proposed loft conversion incorporating front and rear dormers – 1 Kersbrook Gardens, Pound Road, Lyme Regis, DT7 3JL
Approval of Planning Permission
‘Members recommended that the application be approved because there were no planning reasons to warrant its refusal’

Committee: Planning

Date: 19 January 2021

Title of Report: Correspondence from Dorset Council (DC) regarding planning-related matters

Purpose of Report

To make members aware of letters from DC about planning matters

Recommendation

Members note the report

Background

1. Correspondence has been received from DC in relation to planning issues.
2. Copies of all the letters can be viewed at the town council offices, will be brought to this Planning Committee meeting and are summarised in the report below.

Report

3. Notice of request of confirmation o compliance with condition 5 of listed building consent WD/D/19/001707

Elaine Pawsey
Senior administrative assistant
January 2021