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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 the Planning Committee to be held on the Zoom video conferencing facility <https://us02web.zoom.us/j/82662685866> on Tuesday 16 March 2021 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
10.03.21

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 16 February 2021 (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
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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 16 February 2021

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

There is no correspondence for this agenda.

13. Exempt Business

LYME REGIS TOWN COUNCIL

PLANNING COMMITTEE

MINUTES OF THE VIRTUAL MEETING HELD ON TUESDAY 16 FEBRUARY 2021

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: M. Green (deputy town clerk), J. Wright (town clerk)

19/162/P Public Forum

Z. Fitzpatrick

Z. Fitzpatrick spoke about the consultation on the Dorset Local Plan. She said she agreed with the council's previous submission in 2017 and wondered whether there had ever been a formal response to this.

Z. Fitzpatrick spoke specifically about Woodberry Down, highlighting issues around access to Charmouth Road, the increase in site size to over 100 units, land stability and drainage issues.

The chairman, Cllr G. Turner referred to an email received from Prof. G. Patrick, of Woodberry Down, which had been circulated to members of the committee.

19/163/P Apologies

There were none.

19/164/P Minutes

Proposed by Cllr B. Larcombe and seconded by Cllr C. Reynolds, the minutes of the meeting held on 19 January 2021 were **ADOPTED**.

19/165/P Disclosable Pecuniary Interests

There were none.

19/166/P Dispensations

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

19/167/P Matters arising from the minutes of the meeting held on 5 August 2020

There were no matters arising.

19/168/P Update Report

There were no updates.

19/169/P Planning Applications

Planning applications were considered in accordance with the details circulated:

- 1) **WD/D/20/002936 – Variation of Condition** (Received 15 January
The Nags Head, Silver Street, Lyme Regis DT7 3HS
Variation of condition 3 of planning permission WD/D/19/002007 –
building materials

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

- 2) **WD/D/20/003143 – Full** (Received 15 January
Swift Cottage, Charmouth Road, Lyme Regis DT7 3DP
Two storey rear extension

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

- 3) **WD/D/20/003227 – Full** (Received 15 January
24 Talbot Road, Lyme Regis, DT7 3BB
Erection of two storey rear extension and loft conversion with
construction of dormer window and insertion of a Velux type roof window
and a Velux type Cabrio window.

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

19/170/P Amended/Additional Plans

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

19/171/P Withdrawn Plans

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

19/172/P Planning Decisions

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

19/173/P Correspondence from Dorset Council regarding planning related matters

There was no correspondence.

19/174/P Dorset Local Plan

Members considered the next stage of the Dorset Council's Local Plan consultation.

Cllr C. Reynolds raised the issue of access to housing for local people.

Cllr B. Larcombe raised the issue of connectivity, e.g., internet access, essential services such as health, road and rail linkage. He said connectivity was important for local employment opportunities. He said the plan should have a good fit with the East Devon element of Devon's local plan, consideration should be given to including Strawberry Fields in the permitted development area and few options remained for housing development. He said the council's response to a previous local plan consultation exercise undertaken by West Dorset District Council in 2017 was comprehensive and should be used as the basis of the council's response.

Cllr B. Bawden raised the importance of a comprehensive fit with Dorset Council's approach to climate change and ecological emergency. Cllr B. Bawden also stressed the importance of local people being able to access affordable housing.

The deputy town clerk asked members to focus on what was important to the town council and what the town council wanted the plan to address. He said at this stage in the process, Dorset Council was asking high level questions. In response to the questions asked by Dorset Council:

The committee supported the general settlement and growth approach put forward by Dorset Council but stressed this must not compromise connectivity. In agreeing this position, the committee:

- supported the location of existing facilities
- stressed the importance of links to rail services and the recognition of Lyme Regis' location, i.e., on the Devon border
- emphasised the importance of connectivity, access and affordability of housing for local people, including the requirement for 'qualifying periods' for social housing.

The committee identified the town's role as a:

- tourism destination
- a centre for local services and local people

AGENDA ITEM 3

- a location for elders.

In 15 years, the committee saw the town as:

- a provider of local services
- having achieved zero carbon by 2030
- having increased economic prosperity through technology.

The issues the town faced were identified as:

- climate change and ecological emergency
- access to affordable housing
- achieving economic prosperity
- an ageing population
- maintaining local service provision.

The committee believed its views and recommendations needed to be considered in detail at the Full Council meeting on 3 March 2021 and asked the town clerk to arrange this.

The meeting closed at 9.05pm.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 16 MARCH 2021
PLANNING APPLICATIONS RECEIVED**

- 1) **WD/D/20/002930 FULL** (Received 25 February 2021)
Perkins – Demolition of existing chalet and erection of dwelling – St Gildas Lodge, Stile Lane, Lyme Regis, DT7 3JD
- 2) **WD/D/20/003046 FULL** (Received 17 February 2021)
Ramsdale – Reduction in size of existing hotel from 14 bedrooms to 8 bedrooms, and convert part of building in to a 7 bedroom independent dwelling – Mariners Hotel, Silver Street, Lyme Regis, Dorset, DT7 3HS
- 3) **WD/D/20/003047 LISTED BUILDING CONSENT** (Received 17 January 2021)
Ramsdale – Reduction in size of existing hotel from 14 bedrooms to 8 bedrooms, and convert part of building in to a 7 bedroom independent dwelling – Mariners Hotel, Silver Street, Lyme Regis, Dorset, DT7 3HS
- 4) **WD/D/20/003102 LISTED BUILDING CONSENT** (Received 24 February 2021)
Foster – Removal of timber stud and plasterboard partitions forming two bedrooms and a corridor to restore room to one bedroom; remove bath and install shower and alter positions of WC and basin in bathroom (Retrospective) – Flat 6, Gatesfield, Sidmouth Road, Lyme Regis, DT7 3EQ
- 5) **WD/D/20/003118 FULL** (Received 12 February 2021)
Horton – Construction of a basement, together with an extension below the terraced area at the rear – 1 Woodmead Road, Lyme Regis, Dorset, DT7 3LJ
- 6) **WD/D/20/003171 LISTED BUILDING CONSENT** (Received 16 February 2021)
Hall – Replacement of windows and casements – First Floor Flat, The Old Boathouse, Marine Parade, Lyme Regis, Dorset, DT7 3JE
- 7) **WD/D/20/003221 VARIATION OF CONDITION** (Received 22 February 2021)
Townsend & Bosence – Erect extension and alterations and widen existing driveway, Variation of condition 1 of planning approval WD/D/20/001619 amended plans
- 8) **WD/D/20/003243 LISTED BUILDING CONSENT** (Received 2 March 2021)
Sparey – Render external walls and relocate roof light – Haye House, Haye Lane, Lyme Regis, DT7 3NQ
- 9) **WD/D/20.003244 LISTED BUILDING CONSENT** (Received 2 March 2021)
Sparey – Replace attic dormer passage windows – Haye House, Haye Lane, Lyme Regis, DT7 3NQ

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- 10) **WD/D/21/000003 FULL** (Received 1 March 2021)
Wilkinson – Erection of porch and first floor extension by raising level of roof – 4 Pound Road, Lyme Regis, DT7 3HX
- 11) **WD/D/21/000050 FULL** (Received 2 March 2021)
Webster – Erection of deck to rear of bungalow to and formation of doors – 18 Haye Close, Lyme Regis, Dorset, DT7 3NJ
- 12) **WD/D/21/000070 FULL** (Received 2 March 2021)
Hebert – Erection of replacement dwelling – Hilary, Uplyme Road, Lyme Regis, DT7 3LS

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 16 MARCH 2021
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/20/001210 FULL** (Decision Date 23 February 2021)
Hickman – Erect glazed infill extension to existing Veranda – flat 4, Gatesfield, Sidmouth Road, Lyme Regis, DT7 3EQ
Approval of Planning Permission
Members recommended this application be approved because there are no material planning reasons for its refusal

- 2) **WD/D/20/001211 LISTED BUILDING CONSENT** (Decision Date 23 February 2021)
Hickman – Erect glazed infill extension to existing Veranda – flat 4, Gatesfield, Sidmouth Road, Lyme Regis, DT7 3EQ
Approval of Listed Building Consent
Members recommended this application be approved because there are no material listings reasons for its refusal

- 3) **WD/D/20/001343 FULL** (Decision Date 9 March 2021)
Wiscombe – Proposed replacement of 2 no. windows, refurbishment of 2 no. existing windows and relocation and replacement of front door including removal of internal wall
Approval of Planning Permission
Members recommended this application be approved because there are no material planning reasons for its refusal

- 4) **WD/D/20/001344 LISTED BUILDING CONSENT** (Decision Date 9 March 2021)
Wiscombe – Proposed replacement of 2 no. windows, refurbishment of 2 no. existing windows and relocation and replacement of front door including removal of internal wall
Approval of Listed Building Consent
Members recommended this application be approved because there are no material listings reasons for its refusal

- 5) **WD/D/20/001702 FULL** (Decision Date 9 February 2021)
Ross – Erect single storey porch extension, Re-alignment of external wall, Re-cladding of external walls Replacement windows and works to raise decking and install new steps – Cobb Gate, Marine Parade, Lyme Regis, DT7 3JE
Approval of Planning Permission
Members recommended this application be approved because there are no material planning reasons for its refusal

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- 6) **WD/D/20/002025 FULL** (Decision Date 25 February 2021)
Bramston – Erect glazed infill extension to existing Veranda – flat 4, Gatesfield, Sidmouth Road, Lyme Regis, DT7 3EQ
Approval of Planning Permission
Members recommended this application be approved because there was no material planning reasons for its refusal
- 7) **WD/D/20/002270 FULL** (Decision Date 12 January 2021)
Saunders – Install window to front elevation and erect cladding to match existing – Tanglewood, Avenue Road, Lyme Regis, Dt7 3AE
Approval of Planning Permission
Members recommended this application be approved because there were no planning reasons for its refusal
- 8) **WD/D/20/002365 FULL** (Decision Date 25 February 2021)
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
Approval of Planning Permission
Members recommended that this application be approved as there were no planning reason for its refusal
- 9) **WD/D/20/002383 FULL** (Decision Date 2 March 2021)
Mansergh – Works to create loft extension – Orchard Cottage, Sidmouth Road, Lyme Regis, DT7 3ES
Approval of Planning Permission
Members recommended this application be approved because there were no planning reasons for its refusal
- 10) **WD/D/20/002539 FULL** (Decision Date 10 February 2021)
Betchley – Erect two storey extension to front elevation – Meadway, Charmouth Road, Lyme Regis, DT7 3DP
Approval of Planning Permission
Members recommended this application be approved because there were no planning reasons to warrant its refusal
- 11) **WD/D/20/002648 FULL** (Decision Date 2 March 2021)
Wallis – Installation of 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
Approval of Planning Permission
Members recommended this application be approved because there were no material planning reasons for its refusal

AGENDA ITEM 11

- 12) **WD/D/20/002752 FULL** (Decision Date 2 March 2021)
Lay – Extension to southeast elevation of garage – Garage South of Pooles Court, Lyme Regis
Approval of Planning Permission
Members recommended this application be approved because there were no planning reasons that would warrant its refusal
- 13) **WD/D/20/002936 VARIATION OF CONDITION** (Decision Date 5 March 2021)
De-Voisey – Erection of dwelling (variation of condition 3 of planning permission WD/D/19/002007 – materials)
Approval of Planning Permission
Members recommended this application be approved because there were no planning reasons to warrant its refusal
- 14) **WD/D/20/003143 FULL** (Decision Date 22 February 2021)
Shrub – Erection of a two storey rear extension – Swift Cottage, Charmouth Road, Lyme Regis, DT7 3DP
Approval of Planning Permission
Members recommended this application be approved because there were no planning reasons that would warrant its refusal