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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 in the Guildhall, Bridge Street, Lyme Regis, on Tuesday 11 May 2021 commencing at 7.00pm, when the following business is proposed to be transacted:

John Wright
Town Clerk
05.05.2021

The open and transparent proceedings of Full Council and committee meetings will be audio 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 members of the public have any queries regarding audio recording of meetings, please contact the town clerk.

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 March 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

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 March 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

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

13. Exempt Business

AGENDA ITEM 3

LYME REGIS TOWN COUNCIL

PLANNING COMMITTEE

MINUTES OF THE VIRTUAL MEETING HELD ON TUESDAY 16 MARCH 2021

Present:

Chairman: Cllr G. Turner

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

Officers: M. Green (deputy town clerk)

19/174/P Public Forum

Kenneth spoke in relation to application **WD/D/20/002930**, St Gilda's Lodge. He explained that he and his wife lived immediately adjacent to the site and would be impacted directly by the proposed development, although most of his comments and concerns applied more generally as well.

He entirely accepted the need to improve what was currently an unsightly and derelict site. However, he felt that the design and size of what was currently proposed was unacceptable and would have detrimental impact on his and others residential amenity. He also referred to concerns about the inadequacy of the current geotechnical report and to the safety issues raised by an increase in the number of vehicles of accessing and using the site. He pointed out that only one of the neighbouring properties was NOT Listed and that the proposed design was entirely out of keeping and represented a massive overdevelopment.

Elliott Herbert, the site owner, started by expressing his real concerns about the planning process at Dorset Council and the practical and financial consequences to him of the time it had already taken for this application to be registered and processed.

He hoped the committee would support the application and pointed out that the site currently comprised an unsightly and derelict bungalow. As an already local resident, he had bought the site with the intention of securing a better future for him and his young family.

19/175/P Apologies

Apologies were received from:

Cllr B. Bawden (work commitments)
Cllr M. Ellis (personal reasons)

19/176/P Minutes

The deputy town clerk reported that the name of one of the members of the public attending and speaking at the last meeting had been incorrectly recorded. The correct name should be Zoe Patrick. He had offered his apologies to her for this error.

Proposed by Cllr B. Larcombe and seconded by Cllr C. Reynolds, the minutes of the meeting held on 16 February 2021 were **ADOPTED** name Zoe Fitzpatrick being changed to Zoe Patrick.

19/177/P Disclosable Pecuniary Interests

There were none.

19/178/P Dispensations

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

19/179/P Matters arising from the minutes of the meeting held on 16 February 2021

There were no matters arising.

19/180/P Update Report

There were no updates.

19/181/P Planning Applications

Planning applications were considered in accordance with the details circulated:

AGENDA ITEM 3

- 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.

*Members unanimously recommended that the application be **refused** because it represented an overdevelopment of the site which would have a significant adverse impact on the residential amenity of neighbouring properties and was of a design entirely out of keeping with other properties in the immediate locality.*

- 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.

*Members recommended that the application be **approved** subject to a condition requiring the existing car park to remain available in connection with the use of the Mariners Hotel.*

- 3) **WD/D/20/003047-LBC** (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.

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

- 4) **WD/D/20/003102-LBC** (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.

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

- 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.

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

AGENDA ITEM 3

- 6) **WD/D/20/003171-LBC** (Received 16 February 2021)
Hall – Replacement of windows and casements – First Floor Flat, The Old Boathouse, Marine Parade, Lyme Regis, Dorset, DT7 3JE.
*Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*
- 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.
*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- 8) **WD/D/20/003243-LBC** (Received 2 March 2021)
Sparey – Render external walls and relocate roof light – Haye House, Haye Lane, Lyme Regis, DT7 3NQ.
*Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*
- 9) **WD/D/20.003244-LBC** (Received 2 March 2021)
Sparey – Replace attic dormer passage windows – Haye House, Haye Lane, Lyme Regis, DT7 3NQ.
*Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*
- 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.
*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- 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.
*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*

AGENDA ITEM 3

- 12) **WD/D/21/000070-FULL** (Received 2 March 2021) Hebert – Erection of replacement dwelling – Hilary, Uplyme Road, Lyme Regis, DT7 3LS.

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

19/182/P Amended/Additional Plans

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

19/183/P Withdrawn Plans

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

19/184/P Planning Decisions

The deputy town clerk reported that, in future, Dorset Council would not be supplying individual decision notices in respect of applications which the town council had commented on. This was as part of ongoing changes to modify and standardise the planning system across the whole of the Dorset Council area. It would involve the town council in additional work to monitor and extract decisions as and when they were made. This was complicated by the time it was taking for some applications to be processed and determined and the uncertainty of individual timescales.

Members discussed issues relating to the new planning system, the length of time taken to register and determine individual applications and the adverse impact this was having on applicants and developers.

The deputy town clerk was asked to write to both the head of service and responsible director at Dorset Council expressing concern at the current situation, to raise the matter with the local ward member and also enquire of DAPT whether the matter was being raised by them at a more strategic level.

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

19/185/P Correspondence from Dorset Council regarding planning related matters

There was no correspondence.

The meeting closed at 8.35pm.

AGENDA ITEM 8

LYME REGIS TOWN COUNCIL PLANNING COMMITTEE – 11 MAY 2021 PLANNING APPLICATIONS RECEIVED

- 1) **P/HOU/2021/00394** (Received 20 April 2021)
HOUSEHOLD PLANNING PERMISSION
Bennett– Proposed extension above garage/workshop building to provide office and shower room at first floor level, and construction of external stair case – Spindles, Haye Lane, Lyme Regis, DT7 3NH
- 2) **P/HOU/2021/00603** (Received 29 April 2021)
HOUSEHOLD PLANNING PERMISSION
Hodson Construction of first floor extension to north elevation – 25A Mill Green, Lyme Regis, DT7 3PH
- 3) **P/FUL/2021/00674** (Received 29 April 2021)
FULL PLANNING APPLICATION
Fairley – Erection of a dwelling and garage, following demolition of garage and adjustment of vehicular access – Southfield, Uplyme Road, Lyme Regis, DT7 3LS
- 4) **P/HOU/2021/00678** (Received 21 April 2021)
HOUSEHOLD PLANNING PERMISSION
Pollock – construct extension, internal alterations and associated garden landscaping. Reconstruct garage to provide ancillary accommodation – Kaduna, Vista Close, Lyme Regis, Dt7 3EN
- 5) **P/FUL/2021/00704** (Received 29 April 2021)
FULL PLANNING APPLICATION
Blakesley Estates (Lyme Regis) Ltd – Erection of 2No. dwellings – Land adjacent Colway Lane, Queens Walk, Lyme Regis.
- 6) **WD/D/20/002930** (Received 20 April 2021)
LISTED BUILDING CONSENT
Perkins – Demolition of existing Chalet and erection of dwelling – St Gildas Lodge, Stile Lane, Lyme Regis, DT7 3JD
- 7) **WD/D/21/000003** (Received 4 May 2021)
HOUSEHOLDER PLANNING PERMISSION
Wilkinson – Erection of porch and first floor extension by raising level of roof – 4 Pound Road, Lyme Regis, Dt7 3HX

LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE – 11 MAY 2021
PLANNING DECISIONS RECEIVED

Town council comments in italic

- 1) **WD/D/20/002207** (Decision Date 5 April 2021)
FULL PLANNING APPLICATION
Wright – Conversion of single storey wing to rear of grade II Georgian terrace from retail use to one bed self-contained flat - 54 Broad Street, Lyme Regis, DT7 3QR
Approval of Full Planning Application
Members recommended this application be approved because there are no planning reasons for its refusal

- 2) **WD/D/20/002208** (Decision Date 5 April 2021)
LISTED BUILDING CONSENT
Wright – Conversion of single storey wing to rear of grade II Georgian terrace from retail use to one bed self-contained flat - 54 Broad Street, Lyme Regis, DT7 3QR
Approval of Listed Building Consent
Members recommended this application be approved because there are no material listings for its refusal

- 3) **WD/D/20/002374** (Decision Date 26 April 2021)
HOUSEHOLDER PLANNING PERMISSION
Luxton – Erection of two storey and single storey rear extension with new raised patio area – 38 Summerhill Road, Lyme Regis, DT7 3DT
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons for its refusal

- 4) **WD/D/21/002647** (Decision Date 9 April 2021)
HOUSEHOLDER PLANNING PERMISSION
Moulder– Erect first floor extension – Flat 3, 38 Silver Street, Lyme Regis, DT7 3HS
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons for its refusal.

- 5) **WD/D/21/002799** (Decision Date 30 April 2021)
FULL PLANNING APPLICATION
Lyme Regis Town council – 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 - Guildhall, Bridge Street, Lyme Regis, DT7 3QA
Approval of Full Planning Application
Members recommended this application be approved because there are no planning reasons for its refusal.

AGENDA ITEM 11

- 6) **WD/D/21/002800** (Decision Date 30 April 2021)
LISTED BUILDING CONSENT
Lyme Regis Town council – 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 – Guildhall, Bridge Street, Lyme Regis, DT7 3QA
Approval of Listed Building Consent
Members recommended this application be approved because there are no material reasons for its refusal.
- 7) **WD/D/20/002846** (Decision Date 4 May 2021)
CHANGE OF USE
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
Approval of Change of use
Members recommended this application be approved because there are no planning reasons for its refusal.
- 8) **WD/D/20/002852** (Decision Date 21 April 2021)
LISTED BUILDING CONSENT
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
Refusal of Listed Building Consent
Members recommended this application be approved because there are no material reasons for its refusal.
- 9) **WD/D/20/003171** (Decision Date 26 April 2021)
LISTED BUILDING CONSENT
Hill – Replacement of windows and casements – First floor flat, The Old Boathouse, Marine Parade, Lyme Regis, DT7 3JE
Approval of Listed Building Consent
Members recommended this application be approved because there are no material reasons for its refusal.
- 10) **WD/D/20/003221** (Decision Date 22 April 2021)
VARIATION OF CONDITION
Townsend & Bosence– Erect extension and alterations and widen existing driveway – Variation of Condition 1 of planning approval WD/D/20/001619 – amended plans – Tresco, 1 Colway Lane, Lyme Regis, DT7 3AR
Approval of Variation of Condition
Members recommended this application be approved because there are no planning reasons for its refusal

AGENDA ITEM 11

11) **WD/D/21/000085** (Decision Date 4 May 2021)

HOUSEHOLDER PLANNING PERMISSION

Kinnersley– Erect single storey oak orangery and oak porch – Highview, Uplyme Road, Lyme Regis, Dorset, DT7 3LS

Approval of Householder Planning Permission

Members recommended this application be approved because there are no planning reasons for its refusal