

**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:

- 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.*

- 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.*

- 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.*