



**John Wright
Town Clerk**

Lyme Regis Town Council

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Planning Committee

Core Membership: Cllr B. Bawden, Cllr J. Broom, Cllr M. Ellis, Cllr B. Larcombe MBE, Cllr C. Reynolds, Cllr G. Turner 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 19 October 2021 commencing at 7.00pm, when the following business is proposed to be transacted:

John Wright
Town Clerk
11.10.2021

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

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.

1. Election of Chairman and Vice-Chairman

To allow the committee to receive nominations and elect its chairman and vice-chairman for the council year 2021-22

2. Terms of Reference

To allow the committee to receive its terms of reference

3. 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

4. Apologies

To receive and record any apologies and reasons for absence.

5. Minutes

To confirm the accuracy of the minutes of the Planning Committee held on the 6 July 2021 (attached).

6. 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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7. Dispensations

To note the grant of dispensations made by the town clerk in relation to the business of this meeting.

8. Matters arising from the minutes of the Planning Committee meeting held on 6 July 2021

There are no matters arising on this agenda.

9. Update Report

There is no update report on this agenda.

10. 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.

11. Amended/Additional Plans

There are no amended/additional plans on this agenda.

12. Withdrawn Applications

There are no withdrawn applications on this agenda.

13. Planning Decisions

To note decisions of the planning authority on previously submitted planning applications as set out on the attached list.

14. Correspondence from Dorset Council regarding planning related matters

There is no correspondence from Dorset Council on this agenda.

15. Exempt Business

AGENDA ITEM 2

Committee: Planning Committee

Date: 19 October 2021

Title: Terms of Reference

Purpose

To allow the committee to receive its terms of reference

Recommendation

The committee receives its terms of reference

Background

1. The terms of reference for the Planning Committee, along with the general terms of reference that apply to all the council's committees is attached, **appendix 2A**.
2. Any recommendations from this committee will be considered by the Full Council on 27 October 2021.

John Wright
Town clerk
October 2021

Terms of Reference

2. Committees – General

- 2.1 The purpose of the council's committees is to consider issues under their remit. Issues will normally be outlined in a report prepared by officers and each report will normally include a recommendation.
- 2.2 Any recommendation(s) from a council committee will be considered at the subsequent meeting of the Full Council. Any decision or recommendation from a council committee has no status until it has been adopted by the Full Council by way of a resolution. This is unless a committee has devolved powers, i.e. Planning in respect of making recommendations direct to Dorset Council on planning applications.
- 2.3 Each committee will:
- 2.3.1 Elect its chairman and vice-chairman from among its membership;
 - 2.3.2 Confirm the accuracy of the minutes of the last committee meeting;
 - 2.3.3 Agree and review the terms of reference for sub-committees, working or advisory groups that report to the committee;
 - 2.3.4 Receive nominations to existing sub-committees, working or advisory groups that report to the committee;
 - 2.3.5 Elect chairmen and vice-chairmen to existing sub-committees, working or advisory groups that report to the committee;
 - 2.3.6 Appoint any new sub-committees, working or advisory groups, confirmation of their terms of reference, the number of members (including, if appropriate, substitute councillors), receipt of nominations and the election of chairmen and vice-chairmen to them;
 - 2.3.7 To examine on behalf of the council various policies, strategies and plans relating to its subject area and to report these to the Full Council;
 - 2.3.8 To undertake reviews or policy development tasks in relation to any matters falling within the remit of the committee;
 - 2.3.9 To work with other relevant committees of the council where an area of work is shared with that committee.
- 2.4 Council-approved projects and objectives will be delegated to the relevant committee.
- 2.5 No business may be transacted at a committee meeting of the Full Council unless at least one third of the whole number of members of the committee are present and in no case shall the quorum of a meeting be less than three.

7. Planning

- 7.1 The purpose of the Planning Committee is to ensure the long-term interests of the town as a whole are taken into account in policies and decisions of the town and unitary council, in so far as planning and highways/transport planning issues are concerned.
 - 7.1.1 To make recommendations direct to Dorset Council on planning applications.
 - 7.1.2 The chairman and vice-chairman of the committee have delegated authority to make recommendations directly to Dorset Council on the committee's behalf if a comment is required before the next meeting.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 6 JULY 2021**

Present:

Chairman: Cllr B. Larcombe MBE

Members: Cllr J. Broom, Cllr M. Ellis (from 7.04 p.m.), Cllr G Turner and Cllr S. Williams

Officers: M. Green (deputy town clerk)

21/1/P Public Forum

Mr and Mrs Horn, applicants, spoke in support of application HOU/2021/00902 – Single storey side extension following demolition of garage – at 20 Talbot Road, Lyme Regis, DT7 3BA

21/2/P Apologies

There were apologies for absence from:

Cllr B. Bawden (felt unable to attend)

Cllr C. Reynolds (self-isolating)

21/3/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr B. Larcombe, the minutes of the meeting held on 11 May 2021 were **ADOPTED**.

21/4/P Disclosable Pecuniary Interests

Cllr M. Ellis and Cllr G. Turner both declared non-pecuniary interests in application P/HOU/2021/01359 because the applicant was a customer of them or their spouse. Cllr Turner also declared a non-pecuniary interest in application P/HOU/2021/01982 for the same reason.

21/5/P Dispensations

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

21/6/P Matters arising from the minutes of the meeting held on 11 May 2021

There were no matters arising.

21/7/P Update Report

Proposals for a National Park for Dorset

The deputy town clerk explained that the current position with the proposals for a national park for Dorset appeared very unclear. Although several press articles clearly stated that the proposals had been 'dropped', this appeared not to be borne out by any of the public information released by government. Instead, it appeared that a final decision would be made later in the year, probably in September.

Cllr B. Larcombe emphasised that the current planning status remained, unless or until a decision was made to the contrary.

21/8/P Planning Applications

Planning applications were considered in accordance with the details circulated.

- 1) **P/HOU/2021/00233** (Received 21 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Fowley – Formation of off-street parking area – 19 Anning Road, Lyme Regis, DT7 3DZ.

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

- 2) **P/HOU/2021/00902** (Received 4 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Horn – Single storey side extension following demolition of garage – 20 Talbot Road, Lyme Regis, DT7 3BA.

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

- 3) **P/HOU/2021/00903** (Received 3 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Tenbroeke – Proposed extension, loft conversion, garage conversion to bedroom and increase parking area – 8 Clappentail Park, Lyme Regis, DT7 3NB.

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

- 4) **P/FUL/2021/01082** (Received 18 June 2021)
FULL PLANNING PERMISSION
Mella – Demolish existing dwelling and replace with new dwelling – Hythe cottage, Pine Walk, Lyme Regis, DT7 3LA.

*Members recommended that the application be **refused** on the grounds that the design is out of keeping with other neighbouring properties in the area and the application is, therefore, at odds with planning policies ENV 10 i) AND*

ENV 12 i) (1) of the adopted West Dorset, Weymouth and Portland Local Plan.

- 5) **P/FUL/2021/01240** (Received 25 June 2021)
FULL PLANNING PERMISSION
Andrews – Installation of palisade fencing along boundary of site –
Unit 6, Lyme Regis Industrial Estate, 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.*

- 6) **P/OUT/2021/01264** (Received 14 June 2021)
OUTLINE PLANNING PERMISSION
Ryan – Construction of single dwelling house – Highlands, Greenway,
Lyme Regis, DT7 3EY.

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

Cllr M. Ellis and Cllr G. Turner left the meeting at 7.20 p.m.

- 7) **P/HOU/2021/01359** (Received 18 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Vivian – Single storey infill extension following partial demolition including
associated internal and external alterations – Faraway, Broad Street,
Lyme Regis, DT7 3QE.

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

Cllr M. Ellis and Cllr G. Turner re-joined the meeting at 7.21 p.m.

- 8) **P/HOU/2021/01423** (Received 17 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Styles – Erect single storey rear extension, remodelling, raised terrace and
associated works – Somerscroft, Somers Road, Lyme Regis, DT7 3EX.

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

- 9) **P/HOU/2021/01913** (Received 14 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Marshall – Two Storey rear extension and roof extension – 4 Woodmead Road,
Lyme Regis, DT7 3AB.

*Members recommended that the application be **refused** on the grounds that the design is out of keeping with other neighbouring properties in the area and the application is, therefore, at odds with planning policies ENV 10 i) AND ENV 12 i) (1) of the adopted West Dorset, Weymouth and Portland Local Plan.*

Cllr G. Turner did not leave the meeting for the following application because

it had been withdrawn.

- 10) P/HOU/2021/01982** (Received 28 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Bridges – Install Velux roof window on south facing roof space – 5 Ozone Terrace, Lyme Regis, DT7 3JY.

*Members noted the application had been **withdrawn**.*

- 11) P/HOU/2021/02017** (Received 17 June 2021)
HOUSEHOLDER PLANNING PERMISSION
Dillon – First floor extension and small single storey side extension – Appletree Cottage, Coram Avenue, Lyme Regis, DT7 3LB

*Members recommended that the application be **refused** on the grounds that the design is out of keeping with other neighbouring properties in the area and the application is, therefore, at odds with planning policies ENV 10 i) AND ENV 12 i) (1) of the adopted West Dorset, Weymouth and Portland Local Plan.*

21/9/P Amended/Additional Plans

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

21/10/P Withdrawn Applications

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

21/11/P Planning Decisions

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

21/12/P Correspondence from Dorset Council regarding planning related matters.

There was no correspondence to be noted at this meeting.

21/13/P Charmouth Neighbourhood Plan

Proposed by Cllr B. Larcombe and seconded by Cllr J. Broom, members agreed to **RECOMMEND TO FULL COUNCIL** that the Charmouth Neighbourhood Plan be supported.

The meeting closed at 7.52pm.

AGENDA ITEM 10

LYME REGIS TOWN COUNCIL PLANNING COMMITTEE – 19 OCTOBER 2021 PLANNING APPLICATIONS RECEIVED

- 1) **P/FUL/2021/02013** (Received 6 September 2021)
FULL PLANNING APPLICATION
Robinson Associates Construction Services Ltd – Erection of new access platform and replace existing window with door opening – 2 Riseholme, Avenue Road, Lyme Regis, DT7 3AE
- 2) **P/LBC/2021/02034** (Received 27 August 2021)
LISTED BUILDING CONSENT
Bramston – Replacement windows to rear elevation – 14 Pound Street, Lyme Regis, DT7 3HZ
- 3) **P/FUL/2021/02103** (Received 6 September 2021)
FULL PLANNING APPLICATION
LRTC – Siting of 6.no additional beach huts including an accessible beach hut – Beach Huts Cart Road, Marine Parade, Lyme Regis, DT7 3JH
- 4) **P/HOU/2021/02162** (Received 31 August 2021)
HOUSEHOLDER PLANNING PERMISSION
Bronk – Replacement Green House – Upper Cobb House, Sidmouth Road, Lyme Regis, DT7 3ES
- 5) **P/HOU/2021/02226** (Received 3 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Walshe – Single Storey rear extension – 7 Sherborne Lane, Lyme Regis, DT7 3NY
- 6) **P/FUL/2021/02261** (Received 15 September 2021)
FULL PLANNING APPLICATION
Matthews – Demolish existing dwelling and erect 1no. replacement dwelling – 11 Coombe Street, Lyme Regis, DT7 3PR
- 7) **P/COU/2021/02272** (Received 7 September 2021)
CHANGE OF USE
Wiscombe – Change of use from office/live space (B1) to 1 no. dwelling (C3) – Russell House, Unit 2, Lyme Close, Lyme Regis, DT7 3DE
- 8) **P/FUL/2021/02275** (Received 7 September 2021)
FULL PLANNING PERMISSION
Harris & Tyrell – Erect single storey garden room – The Leas, View Road, Lyme Regis, DT7 3AA
- 9) **P/LBC/2021/02376** (Received 1 September 2021)
LISTED BUILDING CONSENT
O'Connor – Replace five existing rear windows with new single glazed windows – 5B Bridge Street, Lyme Regis, DT7 3QA

- 10) **P/FUL/2021/03027** (Received 20 September 2021)
FULL PLANNING PERMISSION
Hollway – Change of use of land to site 1.no shepherds hut – Greenhill House Somers Road, Lyme Regis, DT7 3EX
- 11) **P/FUL/2021/03099** (Received 22 September 2021)
FULL PLANNING PERMISSION
Ford – Demolition of existing dwelling and erect 1 no. replacement dwelling – Cliff Edge, East Cliff, Lyme Regis, DT7 3DH
- 12) **P/HOU/2021/03164** (Received 20 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Baillie – Erect first floor extension to front and rear – 10 Highcliff Road, Lyme Regis, DT7 3EW
- 13) **P/COU/2021/03366** (Received 24 September 2021)
CHANGE OF USE
Williamson & Roddy – Change of use of bed & breakfast guest house (Use Class C1) to single dwellinghouse (Use Class C3)
- 14) **P/VOC/2021/03367** (Received 24 September 2021)
CHANGE OF USE
Bernhardt – Change of use from B1 to D2 to allow the building to be used as a fitness centre (without compliance to condition 4 of planning approval WD/D/14/002435 – restriction on business hours)
- 15) **P/HOU/2021/03379** (Received 27 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Carnbrae Developments Ltd – Proposed Extension, Adjustments to Dormers and New Outbuilding – Hillside, Hill Road, Lyme Regis, DT7 3PG
- 16) **P/HOU/2021/03553** (Received 27 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Cobb – Loft Conversion with Front and Rear Dormers – 25 Lym Close, Lyme Regis, DT7 3DE
- 17) **P/FUL/2021/03606** (Received 1 October 2021)
FULL APPLICATION
Dowthaite – Division of existing dwelling into 7 no. units; Removal of chimney breasts; Reinstate front elevation basement windows; Erection of terraces and erection of dwelling – Victoria House, Uplyme Road, Lyme Regis, DT7 3LP
- 18) **P/LBC/2021/03661** (Received 30 September 2021)
LISTED BUILDING CONSENT
Patrick – Internal alterations – removing and moving three partition walls, three doorways and formation of one new doorway – Colway House, Uplyme Road, Lyme Regis, DT7 3LS

19) **P/PABA2/2021/03696**
PRIOR APPLICATION

(Received 29 September 2021)

Wellman – Erection of agricultural storage building – Park and Ride site, Charmouth road, Lyme Regis

This is not a planning application, but a request for a legal determination of the Council as to whether or not Prior Approval is required for the proposal – Your comments can be passed forward.

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

Town council comments in italic

- 1) **P/HOU/2021/00233** (Decision Date 26 August 2021)
HOUSEHOLDER PLANNING PERMISSION
Fowler– Formation of off street parking area – 19 Anning Road, Lyme Regis, DT7 3DZ
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal
- 2) **P/FUL/2021/00674** (Decision Date 3 September 2021)
FULL PLANNING PERMISSION
Fairley – Erection of a dwelling and garage, following the demolition of garage and adjustment of vehicular access – Southfield, Uplyme Road, Lyme Regis, DT7 3LS
Approval of Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal.
- 3) **P/FUL/2021/00704** (Decision Date 13 August 2021)
FULL PLANNING APPLICATION
Wild – Erection of 2 No. dwellings – Land adjacent Colway Lane, Queens Walk, Lyme Regis,
Approval of Planning Permission
Members recommended this application be refused as it is an overdevelopment of the site and not in keeping with the surrounding area.
- 4) **P/FUL/2021/01443** (Decision Date 24 September 2021)
FULL PLANNING APPLICATION
Lyme Regis Football Club – Erection of shed – Charmouth Road, Lyme Regis
Approval of Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal.
- 5) **P/HOU/2021/01535** (Decision Date 24 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Leeden – Front, rear and dormer (x2) extensions – Magnolia House, Sidmouth Road, Lyme Regis, DT7 3ES
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal.

- 6) **P/HOU/2021/01806** (Decision Date 23 September 2021)
CHANGE OF USE
Samways – Change of use of shop to residential flat – Pitt House, Broad Street, Lyme Regis, DT7 3QF
Approval of Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal
- 6) **P/HOU/2021/02017** (Decision Date 17 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Dillon – First floor extension incorporating a raised split pitch roof and rear single storey lean to extension. Landscape and access alterations to front of property. To also include installation of solar panels on new roof and a heat pump at rear. – Appletree Cottage, Coram Avenue, Lyme Regis, DT7 3LB
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal.
- 7) **P/HOU/2021/02273** (Decision Date 17 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Shrubb – Internal alterations and integral self-contained annex with 3 no. roof lights – Tree Tops, Timber Hill, Lyme Regis, DT7 3HQ
Approval of Householder Planning Permission
Members recommended this application be approved because there are no planning reasons to warrant its refusal