



**John Wright  
Town Clerk**

**Lyme Regis Town Council**

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**Planning Committee**

**Core Membership:** Cllr G. Turner (chairman), Cllr B. Larcombe MBE (vice-chairman), Cllr B. Bawden, Cllr J. Broom, Cllr M. Ellis, 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/88002766318> on Tuesday 11 January 2022 commencing at 7pm when the following business is proposed to be transacted:

John Wright  
Town Clerk  
05.01.2022

*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 30 November 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 30 November 2021**

There are no matters arising.

### **7. Update Report**

There are no updates.

### **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/additional 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**

Email relating to the Dorset Local Plan review (to be reported verbally at the meeting)

**13. Exempt Business**

**LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE  
MINUTES OF THE MEETING HELD ON TUESDAY 30 NOVEMBER 2021**

**Present:**

**Chairman:** Cllr G Turner

**Members:** Cllr B. Bawden, Cllr J. Broom and Cllr B. Larcombe MBE

**Officers:** M. Green (deputy town clerk)

**21/28/P Public Forum**

Mr Webb, applicant for application P/FUL/2021/04357, spoke in support of his application. He explained that the existing property was a 'tired' and dated bungalow and the intention was to replace it with a modern, family house which would be very sustainable and extremely efficient, incorporating such things as the highest levels of insulation, a ground source heat pump, photo voltaic panels and a green sloping roof to minimise visual impact and encourage biodiversity.

The design and layout took on board comments made having obtained pre-application advice following a refused application in 2018. Compared with the earlier application, the scale and mass had been reduced and the overall height reduced; with the highest point and average heights of the proposed house now only 113cms and 77cms respectively above the ridge height of the existing bungalow.

The proposed house was further away from any neighbouring boundary than the current bungalow and the northern elevation incorporated only 3 small windows to minimise any overlooking in that direction.

He had consulted immediate neighbours and he acknowledged there were some objections, but felt that the proposal followed the advice given by planners and he had taken all reasonable steps to minimise any impact. In response to questions, he confirmed that the properties to the north in Upper Westhill Road were approximately 30m away and at a raised level.

**21/29/P Apologies for Absence**

Apologies for absence were received from:

Cllr M. Ellis (work commitment)

Cllr C Reynolds (COVID concerns)

Cllr S. Williams (personal reasons)

**21/30/P Minutes**

Proposed by Cllr B. Larcombe and seconded by Cllr J. Broom, the minutes of the meeting held on 19 October 2021 were **ADOPTED** without amendment.

**21/31/P Disclosable Pecuniary Interests**

No pecuniary interests were declared in relation to the business of this meeting.

**21/32/P Dispensations**

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

**21/33/P Matters arising from the minutes of the meeting held on 19 October 2021**

There were no matters arising.

**21/34/P Update Report**

There were no updates.

**21/35/P Planning Applications**

Planning applications were considered in accordance with the details circulated.

It was proposed by Cllr. B Larcombe, seconded by Cllr G. Turner and **agreed** by all members present, that application P/FUL/2021/04357 (Orchard End Highcliff Road) be considered first to avoid unnecessarily detaining the applicant.

**1) P/Ful/2021/04357 (Received 29 October 2021)**

**FULL PLANNING PERMISSION**

Webb – Demolition of existing bungalow and replacement with contemporary dwelling Orchard End Highcliff Road Lyme Regis Lyme Regis DT7 3EW

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

- 2) **P/HOU/2021/04885** (Received 19 November 2021)  
**HOUSEHOLDER PLANNING PERMISSION**  
 J Dean – Construction of balcony – 19A 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.*
- 3) **P/LBC/2021/04149** (Received 18 November 2021)  
**LISTED BUILDING CONSENT**  
 Melotte – Roof Repairs - Replace damaged roof slates, ridge tiles and cedar shingles, fitting of breathable underfelt, strengthening of rafters and installation of internal loft insulation – 35 Sherborne Lane, Lyme Regis, DT7 3NY
- Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*
- 4) **P/HOU/2021/03812** (Received 17 November 2021)  
**HOUSEHOLDER PLANNING PERMISSION**  
 Fear – Erect balcony and install new door – 4 Ozone Terrace, Lyme Regis, DT7 3JY
- Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- 5) **P/LBC/2021/04594** (Received 15 November 2021)  
**LISTED BUILDING CONSENT**  
 Sainsbury- Regularisation of works to master bedroom comprising infill of one door and creation of new opening- 6 High Cliff House Sidmouth Road Lyme Regis DT7 3EQ
- Members recommended that the application be **refused** because the submitted plans and information did not provide sufficient information to enable proper consideration of the impact of the already undertaken works on the fabric and character of the listed building.*
- 6) **P/LBC/2021/04291** (Received 15 November 2021)  
**LISTED BUILDING CONSENT**  
 Gravili - Internal and external alterations to facilitate the conversion of the building to restaurant and 2no. units of accommodation - 7 Church Street Lyme Regis Dorset DT7 3BS
- Members recommended that the application be **approved** because there were no material listing considerations that would warrant its refusal.*
- 7) **P/FUL/2021/04289** (Received 15 November 2021) **FULL**  
**PLANNING APPLICATION**  
 Gravili - Conversion from ground floor restaurant and 1no. unit of accommodation to ground floor restaurant and 2no. units of accommodation on the first and second floors- 7 Church Street Lyme Regis Dorset DT7 3BS
- Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- 8) **P/FUL/2021/04531** (Received 9 November 2021)

## FULL PLANNING APPLICATION

Morton- Change of use from multiple dwellings to a single-family home. Erect replacement single storey front and side extensions including new garage and new conservatory extension to the side rear - Glenholme Cobb Road Lyme Regis DT7 3JR

*Members recommended that the application be **approved** subject to the comments of the planning officer being incorporated into the proposal because, on this basis, there were no material planning considerations that would warrant its refusal.*

- 9) **P/LBC/2021/03515** (Received 3 November 2021)  
**LISTED BUILDING CONSENT**

Hibbs – Re-render front of property. – 35 Broad Street Lyme Regis DT7 3QF

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

- 10) **P/FUL/2021/04433** (Received 3 November 2021)  
**FULL PLANNING PERMISSION**

Colway Gate Ltd- Erect 2.no dwellings and associated landscaping and infrastructure, Demolish existing dwelling and garage – Colway Gate Colway Lane Lyme Regis DT7

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

- 11) **P/LBC/2021/04290** (Received 1 November 2021)  
**LISTED BUILDING CONSENT**

Pudner– Internal and external works to include removal of blown render to north and west elevations, replacement patio and guttering, installation of a new boiler and flue and the facing of a concrete block wall at the west side of the property and repair/replace gate – The Lawn Pound Street Lyme Regis DT7 3HZ

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

- 12) **P/HOU/2021/01913** (Received 30 October 2021)  
**HOUSEHOLDER PLANNING PERMISSION**

Marshall – Two storey rear extension, roof extension and 3 front dormers – 4 Woodmead Road Lyme Regis DT7 3AB

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

- 13) **P/LBC/2021/03958** (Received 24 November 2021)  
**Listed Building Consent/ Notification Public**

South West Water – Install an external 4G antenna to the outside wall -Gun Cliff SPS Bridge Street Lyme Regis

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

**21/36/P Amended/Additional Plans**

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

**21/37/P Withdrawn Applications**

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

**21/38/P Planning Decisions**

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

**21/39/P Correspondence from Dorset Council regarding planning related matters.**

The deputy town clerk referred to correspondence received from Dorset Council relating to the current position with the Dorset Local Plan. He undertook to circulate the correspondence with the next member briefing.

*The meeting closed at 7.55pm.*



## AGENDA ITEM 8

### LYME REGIS TOWN COUNCIL PLANNING COMMITTEE – 11 JANUARY 2022 PLANNING APPLICATIONS RECEIVED

- 1) **P/FUL/2021/02271** (Received 23 December 2021)  
**FULL PLANNING APPLICATION**  
Davies – Demolition of existing storage building and erection of 1no. dwelling – Fairfield Cottage, Charmouth Road, Lyme Regis, DT7 3HH
- 2) **P/HOU/2021/04693** (Received 24 December 2021)  
**HOUSEHOLDER PLANNING PERMISSION**  
Swanton – Erect single storey rear extension – 7 Cobb Road, Lyme Regis, DT7 3JU
- 3) **P/LBC/2021/04694** (Received 3 December 2021)  
**LISTED BUILDING CONSENT**  
Swanton – Erect single storey rear extension – 7 Cobb Road, Lyme Regis, DT7 3JU
- 4) **P/HOU/2021/04735** (Received 3 December 2021)  
**HOUSEHOLDER PLANNING PERMISSION**  
TenBroeke- Install dormer windows, Erect single storey rear and side extension, full height rear extension, conversion of garage, increase parking area and landscaping works – 8 Clappentail Park, Lyme Regis, DT7 3NB
- 5) **P/HOU/2021/04980** (Received 30 November 2021)  
**HOUSEHOLDER PLANNING PERMISSION**  
Coleman – External alterations to render over brickwork on front elevation, install slate hanging to side elevation, re-render rear elevation and re-construct chimneys – Alfred Place, Ware Lane, Lyme Regis, DT7 3EL
- 6) **P/FUL/2021/04981** (Received 30 November 2021)  
**LISTED BUILDING CONSENT**  
Coleman – External alterations to install roof vents and works to copings, remove paint off front elevation wall, re-point stone and render over brickwork, install slate hanging to side elevation and re-render to rear elevation. Clean paint off retaining walls and re-point. Re-construct chimneys. Replacement windows. Internal alteration to install firewall/partition within attic void and replastering – Alfred Place, Ware Lane, Lyme Regis, DT7 3EL
- 7) **P/HOU/2021/05025** (Received 20 December 2021)  
**HOUSEHOLDER PLANNING PERMISSION**  
Winn – Erect rear extension, replacement of windows and roof lights, and replacement balustrade – 6 Coombe Street, Lyme Regis, DT7 3PY

- 8) **P/LBC/2021/05026** (Received 1 December 2021)  
**LISTED BUILDING CONSENT**  
Winn – Various internal and external alterations including rear extension, replacement windows and roof lights, and replacement balustrade - 6 Coombe Street, Lyme Regis, DT7 3PY
- 9) **P/LBC/2021/05063** (Received 3 December 2021)  
**LISTED BUILDING CONSENT**  
Swinson – Internal and external alterations to facilitate replacement of windows – 12 Cobb Road, Lyme Regis, DT7 3JU
- 10) **P/FUL2021/05100** (Received 1 December 2021)  
**FULL PLANNING APPLICATION**  
Green – Construction of 3no. dwellings and associated external works and landscaping – Land to South West of Stile lane, Lyme Regis
- 11) **P/LBC/2021/05109** (Received 29 November 2021)  
**LISTED BUILDING CONSENT**  
Pudner – Internal works additional floor joists and board loft floor – The Lawn, Pound Street, Lyme Regis, DT7 3HZ
- 12) **P/HOU/2021/05430** (Received 14 December 2021)  
**HOUSEHOLDER PLANNING PERMISSION**  
Hatfield – Erect front porch and single storey rear extension with balcony - Outlook, View Road, Lyme Regis, DT7 3AA
- 13) **P/HOU/2021/05745** (Received 4 January 2022)  
**HOUSEHOLDER PLANNING PERMISSION**  
Horn – Loft conversion and installation of velux rooflights – 20 Talbot Road, Lyme Regis, DT7 3BA

LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE – 11 JANUARY 2022  
PLANNING DECISIONS RECEIVED

*Town council comments in italic*

- 1) **P/FUL/2021/04897** (Decision Date 31 December 2021)  
**FULL PLANNING APPLICATION**  
Erection of a statue of Mary Anning and her dog and reinstatement of cobbled setts – Land at Eastern end of Long Entry, Lyme Regis, Dorset  
**APPROVAL OF FULL APPLICATION**  
*Members did not comment on this application as it was not received from Dorset Council*
- 2) **P/HOU/2021/03902** (Decision Date 3 December 2021)  
**HOUSEHOLDER PLANNING PERMISSION**  
Styles - Erect single storey rear extension, raised terrace and associated works (revised scheme) – Somerscroft, Somers Road, Lyme Regis, DT7 3EX  
**Approval of Householder Planning Permission**  
*Members recommended this application be approved as there are no planning reasons to warrant its refusal*
- 3) **P/FUL/2021/03606** (Decision Date 13 December 2021)  
**FULL PLANNING APPLICATION**  
Dowthaite – Division of existing dwelling 7no units; construct holiday let in side garden. Removal of chimney breasts; Reinstate front elevation basement windows, Erection of terraces – Victoria House, Uplyme Road, Lyme Regis DT7 3LP  
**Approval of Full Planning Application**  
*Members recommended this application be approved as there are no planning reasons to warrant its refusal*
- 4) **P/HOU/2021/03379** (Decision Date 12 December 2021)  
**HOUSEHOLDERS PLANNING APPLICATION**  
Turner – Proposed Extension, Adjustments to Dormers and Garden Annex – Hillside, Hill Road, Lyme Regis, DT7 3PG  
**Approval of Householder Planning Application**  
*Members recommended this application be approved as there were no planning reasons to warrant its refusal*
- 5) **P/HOU/2021/01662** Decision Date 17 December 2021)  
**HOUSEHOLDER PLANNING APPLICATION**  
Oliver – Erect rear extension, part ground floor only and part two storey with lower and upper ground floors. Add first floor bedroom over existing ground floor (Amended Scheme)  
**Approval of Householder Planning Permission**  
*Members recommended this application be approved as there were no planning reasons to warrant its refusal*

- 6) **P/LBC/2021/01166** (Decision Date 24 December 2021)  
**LISTED BUILDING CONSENT**  
Culley – Upgrade of fire protection and escape route and installation of fire alarm system – 44-45 Coombe Street, Lyme Regis, DT7 3 QA  
**Approval of Listed Building Consent**  
*Members recommended this application be approved as there are no material planning reasons to warrant its refusal*
- 7) **P/LBC/2021/02376** (Decision Date 25 November 2021)  
**LISTED BUILDING CONSENT**  
O'Connor Replace five existing rear windows with new single glazed windows and rear timber cladding – 5B Bridge Street, Lyme Regis, DT7 3QA  
**Approval of Listed Building Consent**  
*Members recommended this application be approved because there are no material planning reasons to warrant its refusal.*
- 8) **P/HOU/2021/01913** (Decision Date 7 December 2021)  
**HOUSEHOLDER PLANNING APPLICATION**  
Marshall - Two storey rear extension, roof extension and 2 front dormers – 4 Woodmead Road, Lyme Regis, DT7 3AB  
**Approval of Householder Planning Permission**  
*Members recommended this 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 the planning policies ENV 10 i) (1) of the adopted West Dorset, Weymouth and Portland local plan*