

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 19 OCTOBER 2021**

Present:

Chairman: Cllr G Turner

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

Officers: M. Green (deputy town clerk)

21/14/P Election of Chairman and Vice-Chairman

It was proposed by Cllr J. Broom and seconded by Cllr C. Reynolds that Cllr G. Turner be chairman of the Planning Committee.

There being no other nominations, Cllr G. Turner was duly **ELECTED** as chairman.

It was proposed by Cllr G. Turner and seconded by Cllr J. Broom that Cllr B. Larcombe be vice-chairman of the Planning Committee.

There being no other nominations, Cllr B. Larcombe was duly **ELECTED** as vice-chairman.

21/15/P Terms of Reference

Proposed by Cllr C. Reynolds and seconded by Cllr J. Broom, the terms of reference for the Planning Committee were **RECEIVED**.

21/16/P Public Forum

Mr A Turner, applicant in respect of P/HOU/2021/03379 (Hillside, Hill Road), thanked the committee for its work, explained and spoke in support of the proposal and referred to the letter of support from a neighbouring property.

21/17/P Apologies for Absence

Apologies for absence were received from:

Cllr B. Bawden (prior commitment)

Cllr M. Ellis (work commitment)

Cllr S. Williams (personal reasons)

21/18/P Minutes

Proposed by Cllr B. Larcombe and seconded by Cllr J. Broom, the minutes of the meeting held on 6 July 2021 were **ADOPTED** without amendment.

21/19/P Disclosable Pecuniary Interests

Cllr G. Turner declared a pecuniary interest in application P/FUL/2021/02275 (The Leas, View Road) because he was undertaking work for the applicants.

21/20/P Dispensations

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

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

There were no matters arising.

21/22/P Update Report

There were no updates.

21/23/P Planning Applications

Planning applications were considered in accordance with the details circulated.

It was proposed by Cllr. B Larcombe, seconded by Cllr C. Reynolds and **agreed** by all members present, that application P/HOU/2021/03379 (Hillside, Hill Road) be considered first to avoid unnecessarily detaining the applicant.

- 1) **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

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

- 2) **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
*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- 3) **P/LBC/2021/02034** (Received 27 August 2021)
LISTED BUILDING CONSENT
Bramston – Replacement windows to rear elevation – 14 Pound Street, Lyme Regis, DT7 3HZ
*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- 4) **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
*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- 5) **P/HOU/2021/02162** (Received 31 August 2021)
HOUSEHOLDER PLANNING PERMISSION
Bronk – Replacement Green House – Upper Cobb House, Sidmouth Road, Lyme Regis, DT7 3ES
*Members recommended that the application be **approved** because there were no material planning considerations that would warrant its refusal.*
- 6) **P/HOU/2021/02226** (Received 3 September 2021)
HOUSEHOLDER PLANNING PERMISSION
Walshe – Single Storey rear extension – 7 Sherborne Lane, Lyme Regis, DT7 3NY
Members recommended that the application be refused because the design of the proposed extension is out of keeping with and unsympathetic to the existing listed building
- 7) **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

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

- 8) **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

Members recommended that the application be refused because, contrary to policy ECON3 in the adopted West Dorset, Weymouth and Portland Local Plan, it involves the loss of employment space without any supporting information to evidence any attempt to market the space for employment use and/or the lack of demand for that space.

Cllr G. Turner left the room at 7.40 p.m.

- 9) **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

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

Cllr G. Turner returned to the room at 7.42 p.m.

- 10) **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

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

- 11) **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

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

- 12) **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

Members recommended that the application be refused because the design of the proposed replacement dwelling is out of keeping with the general character of the area.

- 13) **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

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

- 14) **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)

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

- 15) **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)

Members recommended that the application be refused because the change of operating hours to 24/7 would adversely affect the residential amenity of nearby properties.

(NOTE: the town council may be more sympathetic to an amended/alternative application which sought to extend the existing operating hours to 7.00 a.m. - 10.00 p.m. 7 days per week)

- 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

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

- 17) **P/FUL/2021/03606** (Received 1 October 2021)
FULL APPLICATION

Dowthaite – Division of existing dwelling into 7 no. units; Removal of chimney breasts; Reinstatement of front elevation basement windows; Erection of terraces and erection of dwelling – Victoria House, Uplyme Road, Lyme Regis, DT7 3LP

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

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

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

19) P/PABA2/2021/03696 (Received 29 September 2021)
PRIOR APPLICATION

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.

Members raised no concerns about the proposed development.

21/24/P Amended/Additional Plans

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

21/25/P Withdrawn Applications

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

21/26/P Planning Decisions

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

21/27/P Correspondence from Dorset Council regarding planning related matters.

There was no correspondence to be considered at this meeting.

The meeting closed at 8.09pm.