

**LYME REGIS TOWN COUNCIL  
PLANNING COMMITTEE  
MINUTES OF THE MEETING HELD ON TUESDAY 11 JANUARY 2022**

**Present:**

**Chairman:** Cllr G Turner

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

**Officers:** M. Green (deputy town clerk) & E. Pawsey (senior administrative assistant)

**21/40/P**

**Public Forum**

Jenny Waldron of Little Rowan View road objected to application P/HOU/2021/05430 – Outlook, View Road. Jenny Waldron said the site and her property needed to be visited to understand the location and that the location and block plan that had been presented were inaccurate, they showed no details of the shed and the land levels were also not showing. Jenny Waldron then presented a different plan which showed how close the proposed extension would be to her property and said this was not showing on the submitted location plan. She then went on to say that she would be affected with loss of light, overshadowing, loss of privacy, it would be overlooking her property and it would be overbearing and overwhelm her bungalow. She said it was an unsympathetic design.

Seb Cope – architect for P/HOU/2021/05430 – Outlook View Road. Seb Cope spoke in support of this application, he explained the design and said there were eight other balconies in the area, including one recently been approved in 2019, and this set a precedent for other balconies. He noted the concerns about land stability and said the loading was insignificant and had no effect on the ground loadings. Seb confirmed that a survey needed to be done to ascertain the levels and agreed that Jenny Waldron’s property was not showing on the location plan.

Bob Hull – Chartered Planning Consultant – P/FUL/2021/05100 – Land to South of Stile Lane. Bob Hull said this application was in conflict with the conservation policy and there would be an adverse impact on the conservation area and on the other listed buildings around the site. He also said it would radically transform the sea scape and removal of the formal woodlands would have a negative impact on wildlife including owls, bats, etc. and it was an inappropriate development and would have a negative visual impact on the area and the land should remain undeveloped. He listed the various policies in the adopted West Dorset, Weymouth and Portland Local Plan which he felt the application was at odds with, including *ENV 1, 2, 3, 4, 7 & 10*.

Tim Daniel – Resident – P/FUL/2021/05100 – Land to South of Stile Lane. Tim Daniel said he lived above the site and was concerned with land slippage. He also said the path leading down to the proposed development was extremely dangerous and someone had already fallen. He went on to say when this land was sold, it was sold for a low price as the area would only be used for access to the woodlands and that previous pre-planning advice given 15 years ago was that no development could take place due to land slippage and the TPO's on the land. He said that holiday homes and second homes had a bad effect on the area and his property was already surrounded by these. He also questioned why the neighbours had not been consulted with and why was this application was planned to be dealt with by Dorset Council under delegated powers and not at committee.

**21/41/P Apologies for Absence**

Apologies for absence were received from:

Cllr M. Ellis (work commitments)

Cllr S. Williams (personal reasons)

**21/42/P Minutes**

Proposed by Cllr B. Larcombe and seconded by Cllr C. Reynolds, the minutes of the meeting held on 30 November 2021 were **ADOPTED** without amendment.

**21/43/P Disclosable Pecuniary Interests**

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

**21/44/P Dispensations**

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

**21/45/P Matters arising from the minutes of the meeting held on 30 November 2021**

There were no matters arising.

**21/46/P Update Report**

There were no updates.

**21/47/P Planning Applications**

Planning applications were considered in accordance with the details circulated.

It was proposed by Cllr. B Larcombe, seconded by Cllr J Broom and **agreed** by all members present, that application P/HOU/2021/05430 (Outlook, View Road) and P/FUL/2021/0511 (Land to South West of Stile Lane) be considered as the first items to avoid unnecessarily detaining the applicants.

- 1) **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

*Members recommended that the application be refused on the grounds that there is inadequate information relating to the location of neighbouring properties and lack of survey data to check the levels.*

- 2) **P/FUL/2021/05100** (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

*Members recommended that the application refused on the grounds it is an inappropriate development of this particular site and location, is contrary to policies ENV 1, 2, 3, 4, 7 & 10 in the adopted West Dorset and Weymouth and Portland local plan, it has inadequate access and there are significant concerns with the drainage and land stability of the site and the potential impact of adjoining properties.*

*Members further request this application goes to committee and is not dealt with under delegated powers.*

- 3) **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

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

- 4) **P/HOU/2021/04693** (Received 24 December 2021)  
**HOUSEHOLDER PLANNING PERMISSION**  
Swanson – Erect single storey rear extension – 7 Cobb Road, Lyme Regis, DT7 3JU

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

- 5) **P/LBC/2021/04694** (Received 3 December 2021)  
**LISTED BUILDING CONSENT**

Swanson- Erect single storey rear extension – 7 Cobb Road, Lyme Regis DT7 3JU

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

- 6) **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

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

- 7) **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

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

- 8) **P/LBC02021/04981** (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 of 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

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

- 9) **P/HOU/2021/05025** (Received 20 December 2021)  
**HOUSEHOLDER PLANNING PERMISSION**

Winn – Erect extension, replacement of windows and roof lights, and replacement balustrade – 6 Coombe Street, Lyme Regis, DT7 3PY

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

- 10) **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

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

- 11) **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

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

- 12) **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

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

- 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

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

**21/48/P Amended/Additional Plans**

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

**21/49/P Withdrawn Applications**

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

**21/50/P Planning Decisions**

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

**21/51/P Correspondence from Dorset Council regarding planning related matters.**

The deputy town clerk referred to correspondence received from Dorset Council and advised any new information had been included in the last member briefing.

*The meeting closed at 20.03pm*