



**John Wright
Town Clerk**

Lyme Regis Town Council

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Planning Committee

Core Membership: Cllr C. Aldridge, Cllr B. Bawden, Cllr J. Broom, Cllr B. Larcombe MBE, Cllr C. Reynolds, Cllr G. Turner.

Notice is given of a meeting of the Planning Committee to be held at the **Guildhall, Bridge Street, Lyme Regis** on Tuesday 28 June 2022 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
22.06.2022

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.

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. Election of Chairman and Vice-Chairman

To allow the committee to receive nominations and elect its chairman and vice-chairman for the council year 2022/23

2. 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

3. Apologies

To receive and record any apologies and reasons for absence.

4. Minutes

To confirm the accuracy of the minutes of the Planning Committee held on 31 May 2022 (attached).

5. 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

6. Dispensations

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

7. Matters arising from the minutes of the Planning Committee meeting held on 31 May 2022

There are none.

8. Update Report

There are none.

9. 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.

10. Amended/Additional Plans

There are no amended/additional plans.

11. Withdrawn Applications

There are no withdrawn applications.

12. Planning Decisions

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

13. Correspondence from Dorset Council (DC) regarding planning-related matters

To note the correspondence.

14. Exempt Business

Committee: Planning

Date: 28 June 2022

Title: Election of Chairman and Vice-Chairman

Purpose of Report

To allow the committee to receive nominations and elect its chairman and vice-chairman for the council year 2022/23

Recommendation

- a) The committee receives nominations for the chairman of this committee and elects its chairman for the council year 2022/23
- b) The committee receives nominations for the vice-chairman of this committee and elects its vice-chairman for the council year 2022/23

Background

- 1. The terms of reference for the council's committee structure state each committee will elect its chairman and vice-chairman from among its membership.
- 2. Consequently, nominations are sought for the chairman and the vice-chairman of this committee.
- 3. The relevant standing orders that inform and govern the election of chairmen and vice-chairmen are detailed below.
- 4. Standing order 3.t states:

'Unless standing orders provide otherwise, voting on any question shall be by a show of hands. At the request of a councillor, the voting on any question shall be recorded so as to show whether each councillor present and voting gave their vote for or against that question. Such a request shall be made before moving on to the next item of business on the agenda. If at least two members request, voting may be by signed ballot.'
- 5. Standing order 8.a states:

'Where more than two persons have been nominated for a position to be filled by the council and none of those persons has received an absolute majority of votes in their favour, the name of the person having the least number of votes shall be struck off the list and a fresh vote taken. This process shall continue until a majority of votes is given in favour of one person. A tie in votes may be settled by the casting vote exercisable by the chairman of the meeting.'

6. Standing order 8.b. states:

'As the first business of a council is to elect a chairman (the mayor in the case of Lyme Regis Town Council) who is also an ex-officio voting member of all committees, they are in a position to open and chair a sub-committee meeting temporarily, with the benefit of a casting vote, until a committee chairman is elected. In the Mayor's absence, the Deputy Mayor could officiate in the same way, The town clerk or other officer cannot open or chair a committee or sub-committee meeting.

7. The election of the chairman and vice-chairman of the Planning Committee will be reported to the Full Council on 27 July 2022.

John Wright
Town clerk
June 2022

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 31 MAY 2022**

Present:

Chairman: Cllr G Turner

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

Officers: M. Green (deputy town clerk)

21/101/P Public Forum

Heather Geraghty explained that she was present, as applicant, to speak in support of application P/HOU/2022/02701 (18A Talbot Road).

The chairman invited her to speak immediately prior to consideration of this application.

There were no other members of the public present at the meeting who wished to speak about any matters on the agenda.

21/102/P Apologies for Absence

Apologies for absence were received from:

Cllr B. Bawden (fear of intimidation)

Cllr M. Ellis (work commitments)

21/103/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr B. Larcombe, the minutes of the meeting held on 3 May 2022 were **ADOPTED** without amendment.

21/104/P Disclosable Pecuniary Interests

None were declared relating to the business of this meeting.

21/105/P Dispensations

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

21/106/P Matters arising from the minutes of the meeting held on 3 May 2022

There were no matters arising.

21/107/P Update Report

There were no updates.

21/108/P Planning Applications

Planning applications were considered in accordance with the details circulated.

Proposed by Cllr G. Turner and seconded by Cllr B. Larcombe it was **resolved** that application P/HOU/2022/02701 be considered first to avoid the applicant being unnecessarily detained.

Heather Geraghty spoke in support of her application. She explained that the proposed extensions was extremely modest in scale and, despite the views of an objector, she felt that its impact on anyone else would be negligible. She described the planned works and the dimensions involved.

- 1) **P/HOU/2022/02701** (Received 4 May 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect first floor former extension to rear – 18A Talbot Road, Lyme Regis, DT7 3BA.

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

- 2) **P/HOU/2022/02190** (Received 28 April 2022)
HOUSEHOLDER PLANNING PERMISSION
Demolish side and rear extensions/sunroom and erect two storey rear extension – Martins Mead, Ferndown Road, Lyme Regis, DT7 3DN.

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

- 3) **P/LBC/2022/01791** (Received 28 April 2022)
LISTED BUILDING CONSENT
Landscaping of garden area to include erection of gazebo, pergola, retaining wall and store cupboard: replacement of steps treads and seating areas; formation of steps – 35 Sherborne Lane, Lyme Regis, DT7 3NY.

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

- 4) **P/HOU/2022/02655** (Received 29 April 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect single storey first floor extension – Grey Walls, Pound Street, Lyme Regis, DT7 3JA.

*Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

5) **P/LBC/2021/05404** (Received 3 May 2022)

LISTED BUILDING CONSENT

Retain unauthorised works and additional internal works – The Lawn, Pound Street, Lyme Regis, DT7 3HZ.

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

6) **P/FUL/2022/02705** (Received 3 May 2022)

FULL PLANNING APPLICATION

Erect detached dwelling – Land to north east of Martins Mead, Ferndown Road, Lyme Regis, DT7 3DN.

*Members recommended that the application be **refused** because the scale (3 storey) and design of the proposed dwelling was out of keeping with all others in the immediate vicinity and was likely to lead to a lack of residential amenity to adjacent properties and because the site was outside of the development limits within the adopted West Dorset, Weymouth and Portland Local Plan and in an area of designated high land instability.*

7) **P/HOU/2022/02261** (Received 3 May 2022)

HOUSEHOLDER PLANNING PERMISSION

Erect replacement rear single storey extension and formation of 2no. dormers – Trevean, Pound Road, Lyme Regis, DT7 3HX.

*Members recommended that the application be **refused** because the proposed dormers and single storey extension did not preserve or enhance the Conservation Area or the setting of the important listed buildings in this part of Lyme Regis and the application was, therefore, considered to be contrary to Policy ENV 4 in the adopted local plan.*

8) **P/VOC/2022/02816** (Received 4 May 2022)

VARIATION OF CONDITION

Use of existing vehicular hard standing to take up to two cars (amended description) (with removal of condition 3 of planning permission WD/D/17/002429 – time limit) – Cliff Edge, East Cliff, Lyme Regis, DT7 3DH.

*Members recommended that the application be **refused** because the condition imposed on application WD/D/17/002429 in 2018 that ‘The use of this site for parking of up to two cars, hereby approved, shall be discontinued and cease on or before 26th January 2023’ was done to reserve the Local Planning Authority’s control over the long-term use of the land in the interests of ground stability, and that objective remained equally valid now as then.*

9) **P/FUL/2022/02872** (Received 10 May 2022)

FULL PLANNING APPLICATION

Erection of dwelling – Edzell, Somers Road, Lyme Regis, DT7 3EX.

*Members recommended that the application be **refused** because it represented a significant overdevelopment of a relatively small site and was out of keeping in an area otherwise characterised by generous plot sizes with generous ‘greenspace’.*

- 10) **P/LBC/2022/02978** (Received 12 May 2022)
LISTED BUILDING CONSENT
Regularisation of works to replace roofs on both buildings – 22 and 22B Sherborne Lane, Lyme Regis, DT7 3PD.
- Members recommended the application be **approved** because there were no listing reasons to warrant its refusal.*
- 11) **P/HOU/2022/03047** (Received 16 May 2022)
HOUSEHOLDER PLANNING PERMISSION
Remove and rebuild collapsing section of garden wall – Haye House, Haye Lane, Lyme Regis, DT7 3NQ.
- Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*
- 12) **P/LBC/2022/03048** (Received 16 May 2022)
LISTED BUILDING CONSENT
Alterations to facilitate the removal and rebuild of a collapsing section of garden wall – Haye House, Haye Lane, Lyme Regis, DT7 3NQ.
- Members recommended the application be **approved** because there were no listing reasons to warrant its refusal.*
- 13) **P/FUL/2022/03086** (Received 17 May 2022)
FULL PLANNING APPLICATION
Erect 2no. dwellings and associated landscaping and infrastructure, demolish existing dwelling and garage (amended scheme) – Colway Gate, Colway Lane, Lyme Regis, DT7 3HF.
- Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*
- 14) **P/HOU/2022/02173** (Received 23 May 2022)
HOUSEHOLDER PLANNING PERMISSION
Erection of single storey garden toom and extend porch. Install French doors on first floor with Juliet balustrade – 6 The Close, Colway Lane, Lyme Regis, DT7 3FE.
- Members recommended that the application be **approved** because there were no material planning reasons why it be refused.*

21/109/P Amended/Additional Plans

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

21/110/P Withdrawn Applications

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

21/111/P Planning Decisions

Members **NOTED** details of planning decisions received from Dorset Council.

Cllr. C. Reynolds left the meeting at 7.47p.m.

21/112/P Correspondence from Dorset Council regarding planning related matters.

Members discussed the planning update meeting hosted by Dorset Council in Dorchester on 27 May. The deputy town clerk undertook to circulate copies of the presentations given on the day in due course.

NOTED.

The meeting finished at 8.02 p.m.

DRAFT

**Lyme Regis Town Council
Planning Committee – 28 June 2022
Planning Applications Received**

- 1) **P/HOU/2022/02249** (Received 6 June 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect new timber cabin with sidestore – 7 Cobb Road, Lyme Regis, DT7 3JU
- 2) **P/FUL/2021/03099** (Received 7 June 2022)
FULL PLANNING PERMISSION
Demolition of existing dwelling and erect 1no. replacement dwelling – Cliff Edge, East Cliff, Lyme Regis, DT7 3DH
- 3) **P/HOU/2022/03448** (Received 10 June 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect extension. Erect sun room. Erect roof terrace. Install dormers. Carry out internal & external alterations (demolish existing conservatory) – Corner Cottage, Hill Rise Road, Lyme Regis, D7 3LN
- 4) **P/HOU/2022/03039** (Received 10 June 2022)
HOUSEHOLDER PLANNING PERMISSION
Demolish garage and replace with single storey studio for ancillary use – 25 Lym Close, Lyme Regis, Dorset, DT7 3DE
- 5) **P/LBC/2022/03779** (Received 21 June 2022)
LISTED BUILDING CONSENT
Removal and partial replacement of verandah – Colway House, Uplyme Road, Lyme Regis, DT7 3LS

Lyme Regis Town Council
Planning Committee – 28 June 2022
Planning Decisions Received

Town council comments in brackets

1. **P/HOU/2022/02701** (Decision date 15 June 2022)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Erect first floor dormer extension to rear – 18A Talbot Road, Lyme Regis, Dorset, DT7 3BA
2. **P/HOU/2022/1790** (Decision date 16 June 2022) P/LBC/2022/01791
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Retention of landscaping, which includes the erection of a retaining wall, store cupboard, new treads to existing steps, step down to a lower seating area. Proposed erection of gazebo and pergola at the end of the garden – 35 Sherborne Lane, Lyme Regis, DT7 3NY
3. **P/LBC/2022/01791** (Decision date 16 June 2022)
LISTED BUILDING CONSENT – GRANTED (recommend approval)
Retention of landscaping, which includes the erection of a retaining wall, store cupboard, new treads to existing steps, step down to a lower seating area. Proposed erection of gazebo and pergola at the end of the garden – 35 Sherborne Lane, Lyme Regis, DT7 3NY
4. **P/LBC/2022/02197** (Decision date 27 May 2022)
LISTED BUILDING CONSENT – GRANTED (recommend approval)
Carry out underpinning operations to subsiding building and replace two casements to dormer window – 7 Cobb Road, Lyme Regis, DT7 3JU
5. **P/FUL/2022/02137** (Decision date 27 May 2022)
FULL BUILDING CONSENT – GRANTED (recommend approval)
Convert existing holiday let into 7no. dwellings and erect 1no. detached dwelling, re-instate front elevation basement windows, create new terraces – Victoria House, Uplyme Road, Lyme Regis, DT7 3LP
6. **P/VOC/2022/02020** (Decision date 13 June 2022)
VARIATION OF CONSENT – GRANTED (recommend approval)
Internal alterations and integral self contained annex with 3no. Rooflights (Removal of condition 4 of planning approval P/HOU/2021/02273)
7. **P/LBC/2021/05063** (Decision date 6 April 2022)
LISTED BUILDING CONSENT – GRANTED (recommend approval)
Internal and external alterations to facilitate replacement of windows – 12 Cobb Road, Lyme Regis, DT7 3JU
8. **P/HOU/2022/00526** (Decision date 15 June 2022)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Erect first floor extension to side and erect single-storey rear extension – Windyridge, Avenue Road, Lyme Regis, DT7 3AF

9. **P/LBC/2021/05404** (Decision date 25 May 2022)
LISTED BUILDING CONSENT – GRANTED (recommend approval)
Retain unauthorised works and additional internal works – The Lawn, Pound Street, Lyme Regis, DT7 3HZ