



**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 C. Aldridge, Cllr B. Bawden, Cllr J. Broom, Cllr C. Reynolds,

Notice is given of a meeting of the Planning Committee to be held at the **Guildhall, Bridge Street, Lyme Regis** on Tuesday 23 August 2022 commencing at 7.00pm when the following business is proposed to be transacted:

John Wright
Town Clerk
11.08.2022

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. 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 26 July 2022 (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

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 28 June 2022

There are none.

7. Update Report

There are none.

8. Wording of Planning Recommendations

To allow members to consider a possible amendment to this council's standard wording for applications it is minded to support, so that the wording better fits with Dorset Council's approved scheme of delegation

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

To note amended/additional plans.

11. Withdrawn Applications

To note 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

There is no correspondence.

14. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 26 JULY 2022**

Present:

Chairman: Cllr G Turner

Members: Cllr C. Aldridge, Cllr J. Broom, Cllr B. Larcombe MBE

Officers: M. Green (deputy town clerk), G. Rood (administrative assistant)

22/14/P Public Forum

R. Scully (architect) 23 Forge Fields, Swindon SN5 3WS said he was present to speak in support of application P/FUL/2022/03753.

T. Morris (11 Millgreen Court), A. Turner (Hillside) and R. Green (2 Millgreen Court) were also present to speak in objection of this application.

S. Culliford (12 Coombe Street) and P. Coe and his wife (14 Coombe Street) were present to speak in support of application P/FUL/2022/04403 subject to some concerns over its implementation.

The chairman invited them all to speak immediately prior to consideration of these applications.

22/15/P Apologies for Absence

Cllr B. Bawden – ward meeting
Cllr C. Reynolds – appointment

22/16/P Minutes

Proposed by Cllr J. Broom and seconded by Cllr B. Larcombe, the minutes of the meeting held on 28 June 2022 were **ADOPTED**.

22/17/P Disclosable Pecuniary Interests

Cllr G. Turner declared he would not comment or vote on planning application P/FUL/2022/03753 as he had previously undertaken work for the owner. Cllr B. Larcombe would lead the discussion on this application.

22/18/P Dispensations

There were none.

22/19/P Matters arising from the minutes of the meeting held on 26 July 2022

There are none.

22/20/P Update Report

There are none.

22/21/P Planning Applications

1) P/FUL/2022/03753 (Received 28 June 2022)

FULL PLANNING PERMISSION

Demolish garage, annex, WC, shed and removal of boundary wall. Erect 2No. dwellings with associated landscaping and create new access to highway including new dropped kerb – 10 Millgreen Court, Lyme Regis, DT7 3PJ

R. Scully spoke in support of the application and went through the various site plans/visuals he had produced for the proposed dwellings. He said he had taken great care with the proposals to design buildings that responded to the many complex issues of the proposed site and referred to the properties as having a very similar footprint to other properties in the area.

In response to questions from members, he stated that pre-application advice had been sought in respect of the initial design and it was as a result of this advice that the number of dwellings had been reduced from four to three. No further advice had been sought about the amended (current) design and layout.

T. Morris spoke against the application and referred to the fact that Lyme Regis would lose the integrity of the conservation area as it would affect the view, light and character of the walk into Lyme Regis. He said it would increase parking requirements and increase traffic and noise and one proposed building would be right up to the edge of his property and would affect the light into the upstairs bedrooms.

A. Turner also spoke against the application and referred to the construction of the high stone wall and removal of the garage which could cause a structural collapse of the retaining wall, affecting the ground stability of the area. He also believed the proposed structure would prevent light on the eastern side until 12pm.

R. Green also spoke against the application due to the heritage impact and the need to preserve the medieval thoroughfare, citing clauses 2022 and 202 of the National Planning Policy Framework. He referred to the heritage report, which showed significant impact and harm and said he saw no overriding public benefit to justify its approval.

Cllr J. Broom proposed refusal of the application as the proposed dwellings were an overdevelopment of the site and not in keeping with the character or scale of development in the existing conservation area.

*Members recommended that the application be **refused** as they found this to be an over development of the site which was not in keeping with the character or scale of existing developments in the Conservation Area. Also due to the loss of residential amenity for the neighbouring properties, particularly No. 11 Millgreen Court.*

2) P/FUL/2022/04403 (Received 19 July 2022)

FULL PLANNING PERMISSION

Demolish existing dwelling and rebuild replacement dwelling on the same footprint – 11 Coombe Street, Lyme Regis, DT7 3PR

P. Coe spoke in support of this application but expressed concern that demolishing the cottage may also bring the adjoining wall down as the roof beam ridge cuts into neighbouring properties. He also wanted assurance the access would still be maintained for a particular neighbour.

S. Culliford also spoke in support of the application as the property was currently semi-derelict with material damage and damp which was affecting the back wall of her property.

She spoke in support of a party wall agreement as she also had concerns regarding potential damage to adjoining properties during the demolition of the existing building and construction of the new dwelling.

Both P. Coe and S. Culliford also spoke on behalf of neighbours who were unable to attend who objected to the large gable end window as it overlooked their garden area.

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

3) P/LBC/2022/04439 (Received 19 July 2022)

LISTED BUILDING CONSENT

Demolish existing dwelling and rebuild replacement dwelling on the same footprint – 11 Coombe Street, Lyme Regis, DT7 3PR

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

4) P/HOU/2022/03818 (Received 23 June 2022)

HOUSEHOLDER PLANNING PERMISSION

Remove conservatory and replace with single storey extension – Jordan Lodge, Mill Green, Lyme Regis, DT7 3AQ

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

- 5) **P/VOC/2022/04087** (Received 1 July 2022)
VARIATION OF CONSENT
Erection of a free-standing greenhouse (Removal of condition 4 of planning approval P/VOC/2022/02171) Surface – Haye House, Haye Lane, Lyme Regis, DT7 3NQ
- Members recommended that the application be **approved** because there were no material planning reasons to warrant its refusal.*
- 6) **P/HOU/2022/04122** (Received 4 July 2022)
HOUSEHOLDER PLANNING PERMISSION
Erection of single storey garden room on roof terrace – 6 Church Cliff, Lyme Regis, DT7 3BZ
- Members recommended that the application be **approved** because there were no material planning reasons to warrant its refusal.*
- 7) **P/LBC/2022/04082** (Received 5 July 2022)
LISTED BUILDING CONSENT
Internal alterations to facilitate the Installation of a lift to link 2nd and 3rd floors - 1 High Cliff House, Sidmouth Road, Lyme Regis, DT7 3EQ
- Members recommended that the application be **approved** because there were no material planning reasons to warrant its refusal and it would support and improve access and mobility for the current or future owners.*
- 8) **P/ADV/2022/04163** (Received 6 July 2022)
ADVERTISING PLANNING CONSENT
Display 1no. non-illuminated fascia sign and 1no. non-illuminated projecting/hanging sign - Trespass logo - 26 Broad Street, Lyme Regis, DT7 3QE
- Members recommended that the application be **approved** because there were no material planning reasons to warrant its refusal and it would have no bigger impact than the previous signage.*
- 9) **P/LBC/2022/04169** (Received 6 July 2022)
LISTED BUILDING CONSENT Installation of new signage - 26 Broad Street, Lyme Regis, DT7 3QE
- Members recommended that the application be **approved** because there were no material planning reasons to warrant its refusal and it would have no bigger impact than the previous signage.*
- 10) **P/FUL/2022/04307** (Received 13 July 2022)
FULL PLANNING PERMISSION
Remove existing balcony and replace with steel and glass balustrade – The Lookout, 1B Ozone Terrace, Lyme Regis, DT7 3JY
- Members recommended that the application be **approved** because there were no material planning reasons to warrant its refusal.*

- 11) **P/HOU/2022/04297** (Received 13 July 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect rear single storey extension and install rooflight - 60 Fairfield Park,
Lyme Regis, DT7 3DS

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

22/22/P Amended/Additional Plans

- 1) **P/NMA/2022/04419** (Received 18 July 2022)
NON MATERIAL AMENDMENT APPLICATION
Amendment to planning application P/HOU/2021/01561 –
1. Increase in size North East facing window (W2).
2. Install 4no. rooflights.
3. Flat rooflight added over ensuite bathroom.
4. Juliet balcony widened to allow space for cleaning –
Mazzards, Clappentail Lane, Lyme Regis, DT7 3LZ

22/23/P Withdrawn Applications

- 1) **P/FUL/2022/009123** (Decision Date 1 July 2022)
FULL PLANNING PERMISSION
Land and Building Rear of 11-12 Coombe Street, Lyme Regis,
DT7 3PR
- 2) **P/HOU/2022/04080** (Received 5 July 2022)
HOUSEHOLDER PLANNING PERMISSION
Installation of a lift to link 2nd and 3rd floors – 1 High Cliff house, Sidmouth
Road, Lyme Regis, DT7 3EQ

NOTED

22/24/P Planning Decisions

Members noted details of planning decisions received from Dorset Council.

22/25/P Correspondence from Dorset Council regarding planning related matters.

There was none.

The meeting closed at 8.48pm.

Committee: Planning

Date: 23 August 2022

Title: Wording of Planning Recommendations

Purpose of Report

To allow members to consider a possible amendment to this council's standard wording for applications it is minded to support, so that the wording better fits with Dorset Council's approved scheme of delegation

Recommendation

Members consider a possible amendment to this council's standard wording for applications it is minded to support, so that the wording better fits with Dorset Council's approved scheme of delegation.

Report

1. This council uses standard wording in its minutes for most planning applications it is minded to support: *'Members recommended that the application be **approved** because there were no material planning reasons to warrant its refusal.'*
2. However, this wording is deemed to be 'neutral' rather than 'positive' under the terms of Dorset Council's standard scheme of delegation for dealing with planning applications.
3. The consequence is that the case officer is unable to approve the application without first referring it to the planning manager, the portfolio holder and ward member. This can delay the decision, is creating additional and unnecessary workload and is generating some complaints from applicants about unnecessary delays.
4. Where members are clearly minded to support an application, a simple change to the standard wording along the following lines would overcome the issue without involving the town council in any additional work: *'The town council recommends **approval** of the application because its scale and appearance is in keeping with neighbouring properties, is in accordance with the approved development plan, does not involve harm to the Conservation Area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties.'*
5. Where not all of the above comments apply, it would be a relatively simple process to delete those not appropriate, or to add additional reasons for support.
6. Dorset Council is not looking for the town council to recommend conditions or to provide more detail than suggested above.
7. If members support the suggested change, the intention would be to apply it to the minutes of this meeting, the September and October meetings and seek the retrospective approval of Full Council at its meeting on 26 October 2022.

Mark Green
Deputy town clerk
August 2022

**Lyme Regis Town Council
Planning Committee – 23 August 2022
Planning Applications Received**

- 1) **P/HOU/2022/04267** (Received 21 July 2022)
HOUSEHOLDER PLANNING PERMISSION
Formation of a parking bay to front, relocation of retaining wall and revert rear gravelled area back to garden space - Albany, Charmouth Road, Lyme Regis, DT7 3DP
- 2) **P/HOU/2022/04537** (Received 25 July 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect side extension to create a self contained annexe – Levens, Blue Waters Drive, Lyme Regis, DT7 3EU
- 3) **P/HOU/2022/04637** (Received 28 July 2022)
HOUSEHOLDER PLANNING PERMISSION
Demolish garage and terrace above. Construct steel balcony – 6A Coombe Street, Lyme Regis DT7 3PY
- 4) **P/LBC/2022/04638** (Received 28 July 2022)
LISTED BUILDING CONSENT
Demolish garage and terrace above. Construct steel balcony. Form openings and inserting a door and window in ground floor rear elevation, take down wall between kitchen and dining room and erecting partitions to form new shower rooms and first and second floor levels – 6A Coombe Street, Lyme Regis DT7 3PY
- 5) **P/HOU/2022/04555** (Received 29 July 2022)
HOUSEHOLDER PLANNING PERMISSION
Erect first floor extension to garage for use as an annex – 38 Woodberry Down Way, Lyme Regis, DT7 3QT
- 6) **P/FUL/2022/04682** (Received 1 August 2022)
FULL PLANNING PERMISSION
Change of use and alterations to create an independent dwelling – Land and Building Rear of 11-12 Coombe Street, Lyme Regis
- 7) **P/HOU/2022/03818** (Received 4 August 2022)
HOUSEHOLDER PLANNING PERMISSION
Remove conservatory and replace with single storey extension, and clad dwelling in timber (natural finish) – Jordan Lodge, Mill Green, Lyme Regis, DT7 3AQ
- 8) **P/LBC/2022/04195** (Received 5 August 2022)
LISTED BUILDING CONSENT
External alterations to form single storey extension to provide kitchen, utility and cloakroom accommodation, to replace pair of 1950's extensions and minor internal alterations to the house – Haye House, Haye Lane, Lyme Regis, DT7 3NQ

- 9) **P/HOU/2022/04194** (Received 5 August 2022)
HOUSEHOLDER PLANNING PERMISSION
Form single storey extension within the courtyard between the main house and the outbuilding (Demolish existing extensions) – Haye House, Haye Lane, Lyme Regis, DT7 3NQ
- 10) **P/FUL/2022/04748** (Received 10 August 2022)
FULL PLANNING PERMISSION
Demolish existing conservatory, erect rear single storey flat roof extension – Pitt House, Broad Street, Lyme Regis, DT7 3QF
- 11) **P/LBC/2022/04901** (Received 10 August 2022)
LISTED BUILDING CONSENT
Remove existing render to front elevation and re-render with hydraulic lime – 49 Church Street, Lyme Regis, DT7 3DA

**Lyme Regis Town Council
Planning Committee – 23 August 2022
Planning Applications Amended/Additional Plans**

- 1) **P/NMA/2022/04620** (Received 9 August 2022)
NON MATERIAL AMENDMENT APPLICATION
Non material amendment to planning permission 1/W/92/000607 (Erect 72 houses and construct estate roads) – Alterations to approved plans as amended by WD/D/16/000030 – Land Adjacent Colway Lane, Queens Walk, Lyme Regis, DT7 3HP

**Lyme Regis Town Council
Planning Committee – 26 July 2022
Withdrawn Applications**

- 1) **P/HOU2022/02655** (Decision Date 1 Aug 2022)
HOUSEHOLD PLANNING PERMISSION
Erect Single storey first floor extension – Grey Walls, Pound Street, Lyme Regis DT7
3JA

Lyme Regis Town Council
Planning Committee – 23 August 2022
Planning Decisions Received

Town council comments in brackets

- 1) **P/HOU/2022/03448** (Decision Date 20 July 2022)
HOUSEHOLDER PLANNING PERMISSION - GRANTED (recommend approval)
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
- 2) **P/HOU/2022/03039** (Decision Date 27 July 2022)
HOUSEHOLDER PLANNING PERMISSION - GRANTED (recommend approval)
Demolish garage and replace with single storey studio for ancillary use – 25 Lym Close, Lyme Regis, Dorset, DT7 3DE
- 3) **P/ADV/2022/04163** (Decision Date 9 August 2022)
ADVERTISING PLANNING CONSENT - GRANTED (recommend approval)
Display 1no. non-illuminated fascia sign and 1no. non-illuminated projecting/hanging sign - Trespass logo - 26 Broad Street, Lyme Regis, DT7 3QE
- 4) **P/LBC/2022/04169** (Decision Date 9 August 2022)
LISTED BUILDING CONSENT - GRANTED (recommend approval)
Installation of new signage - 26 Broad Street, Lyme Regis, DT7 3QE
- 5) **P/HOU/2022/03047** (Decision Date 1 August 2022)
HOUSEHOLDER PLANNING PERMISSION - GRANTED (recommend approval)
Remove and rebuild collapsing section of garden wall – Haye House, Haye Lane, Lyme Regis DT7 3NQ
- 6) **P/LBC/2022/03048** (Decision Date 2 August 2022)
LISTED BUILDING CONSENT - GRANTED (recommend approval)
Alterations to facilitate the removal and rebuild of a collapsing section of garden wall – Haye House, Haye Lane, Lyme Regis DT7 3NQ