



**John Wright
Town Clerk**

Lyme Regis Town Council

Town Council Office
Guildhall Cottage
Church Street
Lyme Regis
Dorset
DT7 3BS

Tel: 01297 445175
Fax: 01297 443773

email: enquiries@lymeregistowncouncil.gov.uk

Planning Committee

Core Membership: Cllr G. Turner (chairman), Cllr B. Larcombe MBE (vice-chairman), Cllr C. Aldridge, Cllr B. Bawden, Cllr P. May, Cllr D. Sarson

Notice is given of a meeting of the Planning Committee to be held at the **Guildhall, Bridge Street, Lyme Regis** on Tuesday 7 February 2023 commencing at 7.00pm when the following business is proposed to be transacted:

John Wright
Town Clerk
01.02.2023

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 24 January 2023 (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 on 24 January 2023

There are none.

7. Update Report

There are none.

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

To note amended/additional plans.

10. Withdrawn Applications

There are none.

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 (DC) regarding planning-related matters

To note correspondence from Dorset Council.

13. Exempt Business

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 24 JANUARY 2023**

Present:

Chairman: Cllr G Turner

Members: Cllr C. Aldridge, Cllr B. Larcombe, Cllr P. May,
Cllr D. Sarson

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

22/87/P Public Forum

Steve Offord of Overton Close, Lyme Regis explained that he was present to speak in opposition to application P/HOU/2023/00174

The chairman invited him 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.

22/88/P Apologies for Absence

Cllr B. Bawden – attending Charmouth Full Council Meeting

22/89/P Minutes

Proposed by Cllr C. Aldridge and seconded by Cllr G. Turner, the minutes of the meeting held on 10 January 2023 were **ADOPTED** without amendment.

22/90/P Disclosable Pecuniary Interests

There were none.

22/91/P Dispensations

There were none granted in relation to the business of this meeting.

22/92/P Matters arising from the minutes of the Planning Committee on 10 January 2023

There were none.

22/93/P Update Report

There were none.

Planning Applications

Planning applications were considered in accordance with the details circulated.

Proposed by Cllr B. Larcombe and seconded by Cllr D. Sarson, it was **resolved** that application on P/HOU/2023/00174 be considered first to avoid Mr Offord being unnecessarily detained.

Steve Offord spoke in opposition to this application. He explained that the 3-storey extension had been subject to a previous application which had been refused by Dorset County Council. He argued that the proposed changes were only marginal and ignored much of the pre-application advice provided by Dorset Council. He also commented that the extension was overbearing, visually dominant, out of proportion, had a negative impact on the amenities of the area and the outlook, including his own property, and was also covered by a covenant. He also said there had been no consultation with the neighbours regarding this application and the planning notice had been put up 5 days late, so giving them only a week to respond to the application. He also commented that the Geotechnical assessment for the extension stated the development would cause an increased load on the slope and increase the risk of a landslip.

- 1) **P/HOU/2023/00174** (Received 11 January 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect a first floor extension to include balcony, front porch and associated works and landscaping - 5 Overton Close, Timber Hill, Lyme Regis, DT7 3HQ
*The town council recommends **refusal** of the application because it has an overbearing nature and scale, impacts negatively on the residential amenity of adjoining properties and on the street scene and is not in keeping with the character or scale of existing properties in the area. We note only modest changes have been made from the previous application and consider the reasons for refusal of that earlier application remain valid.*
- 2) **P/STA/2023/00081** (Received 5 January 2023)
STATUTORY UNDERTAKER
Replacement overhead lines – Electricity Sub-Station Ozone Terrace, Lyme Regis DT7
*The town council recommends **approval** of the application because it is a necessary upgrade to existing infrastructure, has no adverse impact on the residential amenity of neighbouring properties and does not involve harm to the Conservation Area, heritage assets or the AONB.*
- 3) **P/ADV/2022/08008** (Received 6 January 2023)
ADVERTISEMENT CONSENT
Display a welcome & orientation board sign – Land known as The Spittles Nature Reserve, Timber Hill, Lyme Regis
*The town council recommends **approval** of the application because it has no adverse impact on the residential amenity of neighbouring properties and does not involve material harm to the Conservation Area, heritage assets or the AONB.*

- 4) **P/HOU/2022/07799** (Received 11 January 2023)
HOUSEHOLDER PLANNING PERMISSION
Widening of front gateway - 39 Sherborne Lane, Lyme Regis, DT7 3NY

*The town council submitted comments recommending **approval** of this application on the 11/01/23. We raise no objection to the proposed widening of the gateway, but express concern regarding the potential vehicular access as subsequently advised by the Highways authority on 23/01/23.*

22/95/P Amended/Additional Plans

There were none.

22/96/P Withdrawn Applications

There were none.

22/97/P Planning Decisions

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

22/98/P Planning Correspondence

There was none.

22/99/P Exempt Business

There was none.

The meeting closed at 7.41pm.

**Lyme Regis Town Council
Planning Committee – 7 February 2023
Planning Applications Received**

- 1) **P/HOU/2023/00103** (Received 19 January 2023)
HOUSEHOLDER PLANNING PERMISSION
Creation of new vehicular access and parking area - Edzell, Somers Road, Lyme Regis, DT7 3EX
- 2) **P/RES/2022/08025** (Received 23 January 2023)
RESERVED MATTERS APPLICATION
Erection of a detached dwelling (reserved matters application to determine access, landscaping, layout, scale & appearance following the grant of outline planning permission number WD/D/19/002837) - Land adjacent to Seathrift, off Greenway, Lyme Regis
- 3) **P/LBC/2022/07888** (Received 24 January 2023)
LISTED BUILDING CONSENT
Replacement of Fascia and guttering - High Cliff House, Sidmouth Road, Lyme Regis
- 4) **P/FUL/2023/00401** (Received 25 January 2023)
Install a CCTV camera to Lyme Regis Baptist Church - Lyme Regis Baptist Church, Silver Street, Lyme Regis, DT7 3NY
- 5) **P/LBC/2023/00402** (Received 25 January 2023)
Install a CCTV camera to Lyme Regis Baptist Church - Lyme Regis Baptist Church, Silver Street, Lyme Regis, DT7 3NY
- 6) **P/HOU/2023/00124** (Received 25 January 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect single-storey side extension - The Coach House, Haye Lane, Lyme Regis, DT7 3NQ
- 7) **P/HOU/2022/07940** (Received 30 January 2023)
Erect single storey rear extension to lower ground floor and replacement garden room and terrace at ground floor level. Replacement windows and doors and external renovations - 1 Overton Close, Timber Hill, Lyme Regis, DT7 3HQ

**Lyme Regis Town Council
Planning Committee – 7 February 2023
Planning Applications Amended/Additional Plans**

- 1) **P/NMA/2023/00277** (Received 19 January 2023)
NON MATERIAL AMENDMENT APPLICATION
Non material amendment - proposing 7 minor alterations. The changes propose a new access arrangement and a number of minor alterations to elevations - to planning permission P/FUL/2021/04531 (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, Flat 1 Cobb Road, Lyme Regis, DT7 3JR

- 2) **P/NMA/2023/00382** (Received 23 January 2023)
NON MATERIAL AMENDMENT APPLICATION
Non Material Amendment - Amendment to layout, updated garage and adjustments to windows to planning permission P/FUL/2021/04357. Demolition of existing bungalow and replacement with contemporary dwelling - Orchard End, Highcliff Road, Lyme Regis, DT7 3EW

Lyme Regis Town Council
Planning Committee – 7 February 2023
Planning Decisions Received

Town council comments in brackets

- 1) **P/NMA/2023/00277** (Decision date 23 January 2023)
NON MATERIAL AMENDMENT – REFUSED (no recommendation/short consultation period - 1 day)
Non material amendment - proposing 7 minor alterations. The changes propose a new access arrangement and a number of minor alterations to elevations - to planning permission P/FUL/2021/04531 (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, Flat 1 Cobb Road, Lyme Regis, DT7 3JR
- 2) **P/FUL/2022/07734** (Decision date 23 January 2023)
FULL PLANNING PERMISSION – GRANTED (recommend approval)
Change of use of ancillary residential building to a self contained dwelling – Colway Manor, Colway Lane, Lyme Regis, DT7 3HD
- 3) **P/LBC/2022/07595** (Decision date 26 January 2023)
LISTED BUILDING CONSENT – GRANTED (recommend approval)
Internal and external alterations, notably addressing damp penetration and re-rendering of south-east elevation with lime render and retrospective consent for a boiler flue and a mechanical extract to the kitchen.– Armada House, 8 Coombe Street, Lyme Regis, DT7 3PR
- 4) **P/HOU/2022/07116** ((Decision date 27 January 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Retain existing roof covering with the addition of a photovoltaic array. Demolish detached garage and erect a two storey side extension.- 3 Upper Westhill Road, Lyme Regis, DT7 3ER

**Lyme Regis Town Council
Planning Committee – 7 February 2023
Planning Correspondence**

- 1) **P/FUL/2022/07720** (Received 19 Jan)
Installation of CCTV camera - We have received amended plans or additional information relating to the above planning application. You may have already made comments on the original submission - Rock Point Inn, 1 Broad Street, Lyme Regis, DT7 3QD
- 2) **P/LBC/2022/07721** (Received 19 Jan)
Installation of CCTV camera - We have received amended plans or additional information relating to the above planning application. You may have already made comments on the original submission - Rock Point Inn, 1 Broad Street, Lyme Regis, DT7 3QD
- 2) **CHESIL BANK NEIGHBOURHOOD PLAN – SUBMISSION CONSULTATION**
(Received 20 January 2023)
A final version of the Chesil Bank Neighbourhood Plan (Incorporating the villages of Portesham, Abbotsbury, Langton Herring and Fleet) has been submitted to Dorset Council for examination. Dorset Council, as the local planning authority, is required to carry out a consultation on the submitted plan. The consultation will run from Friday 20 January until Friday 3 March 2023. Any concerns submitted during the consultation period will be passed on to the independent examiner for consideration. The plan/supporting documents can be viewed online via the following link: <https://www.dorsetcouncil.gov.uk/chesil-bank-neighbourhood-plan>
- 3) **NOTIFICATION OF APPEAL - TOWN AND COUNTRY PLANNING ACT 1990**
(Received 26 January 2023)
Application No: P/FUL/2021/05100 Construction of 3no. dwellings and associated external works and landscaping - Land to South West of Stile Lane, Lyme Regis. Appeal Reference: APP/D1265/W/22/3313803 Appellant: Clinton Green. Appeal Start Date: 26 January 2023
An appeal has been made to the Secretary of State against the Appeal Against Refusal of Dorset Council. The appeal will be determined on the basis of a Hearing. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended. We will notify you at a later date of the time, date and venue for the hearing. This means that you will be given the opportunity to submit representations on the appeal. We have forwarded all the representations made to us on the planning application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. Any further representations you may wish to make must be received by 2 March 2023.