



**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 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 21 March 2023 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
16.03.2023

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 7 March 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 7 March 2023

Information from Kathryn Miller at Dorset County Council regarding licence application submissions and wording – a verbal report will be provided at the meeting under the correspondence section.

7. Update Report

There are none.

8. Planning and Licensing Applications

To comment on planning and licensing 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

There are none.

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 7 MARCH 2023

Present:

Chairman: Cllr G Turner

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

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

22/126/P Public Forum

There were no members of the public present who wished to speak.

22/127/P Apologies for Absence

There were none.

22/128/P Minutes

Proposed by Cllr B. Larcombe and seconded by Cllr P. May, the minutes of the meeting held on 21 February 2023 were **ADOPTED**.

22/129/P Disclosable Pecuniary Interests

Cllr P. May declared a non-pecuniary interest in planning applications P/FUL/2023/00766, P/FUL/2023/00767 and P/ADV/2023/01041 as he was a Town Mill trustee.

Cllr G. Turner declared an interest in planning application P/VOC/2023/00551.

22/130/P Dispensations

There were none.

22/131/P Matters arising from the minutes of the Planning Committee on 21 February 2023

There were none.

22/132/P Update Report

There were none.

22/133/P Planning Applications

1) **P/FUL/2023/00766** (Received 17 February 2023)

FULL PLANNING PERMISSION

Alterations include:- Replace wooden gates with metal railings. Replace closed gate and install access stairs. Replace railings with hooped railings. Install canopy over Malthouse doors. Replace and enlarge main entrance with glass door. Install serving hatch. Replace archway to car park - The Town Mill, Mill Lane, Lyme Regis DT7 3PU

Cllr B. Larcombe asked the deputy town clerk, as there were so many elements of this application, if there was one aspect that wasn't liked would it be necessary to reject the whole application?

The deputy town clerk confirmed the application needed to be treated as a whole and any recommendation needed to be on that basis.

Cllr P. May spoke on behalf of the Town Mill and explained they were suffering from the mill not being maintained to the standard that the trustees would like it to be and would expect for an amenity of this quality in the town. They currently didn't have the finance to carry out the works being set out in the planning application, but they would be going to various funding bodies to get that money, particularly lottery funding.

Estimated costs were approximately £100K, but to apply for grant funding, planning permission had to be in place, hence the application. The trustees felt they had to apply for multiple elements, even though some components of the application might not be undertaken if they were unable to access sufficient funding.

Cllr B. Larcombe said he personally felt there were no component parts that would give the council scope to refuse the application. Taking the more significant elements, he had no issue with the serving hatch or the railings which were a vast improvement in both appearance and safety. However, he would hope the canopy (which was shown in a light colour) would be rendered the same pale blue colour as other features at the mill. He personally didn't like the proposed entrance archway at the top of the steps from Broad Street car park and felt it wasn't in keeping with the proposition for the wider area.

Other members were supportive of the proposed changes and felt the application as submitted was acceptable.

*The town council recommends **approval** of the application because the appearance of the property and surrounding area will be enhanced, public safety and access will be improved and the 'legibility' of this important visitor attraction will be enhanced. In addition, it is in keeping with neighbouring properties, it does not involve material harm to the Conservation Area or heritage assets and has no adverse impact on the integrity of the property or amenity of neighbouring properties.*

Cllr P. May abstained from voting due to his non-pecuniary interests.

2) **P/LBC/2023/00767** (Received 17 February 2023)

LISTED BUILDING CONSENT

Alterations include:- Replace wooden gates with metal railings. Replace closed gate and install access stairs. Replace railings with hooped railings. Install canopy over Malthouse doors. Replace and enlarge main entrance with glass door. Install serving hatch. Replace archway to car park - The Town Mill, Mill Lane, Lyme Regis DT7 3PU

*The town council recommends **approval** of the application because the appearance of the property and surrounding area will be enhanced, public safety and access will be improved and the 'legibility' of this important visitor attraction will be enhanced. In addition, it is in keeping with neighbouring properties, it does not involve material harm to the Conservation Area or heritage assets and has no adverse impact on the integrity of the property or amenity of neighbouring properties.*

Cllr P. May abstained from voting due to his non-pecuniary interests.

3) **P/VOC/2023/00551** (Received 21 February 2023)

VARIATION OF CONDITION

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 (with variation of conditions 2, 6, 8, 10, 15, 16 & 20 of planning permission P/FUL/2021/04531 - Glenholme, Cobb Road, Lyme Regis, DT7 3JR

*The town council recommends **approval** of the application because its appearance is in keeping with neighbouring properties, it does not involve material harm to the Conservation Area or heritage assets and has no adverse impact on the residential amenity of neighbouring properties.*

Cllr G. Turner abstained from voting due to his pecuniary interests.

4) **P/FUL/2022/07515** (Received 23 February 2023)

FULL PLANNING PERMISSION

Construction of replacement amenities hut (mini golf) - Mini Golf and Table tennis Kiosk, Woodland Walk, Lyme Regis, DT7 3JQ

Members agreed to comment on the town council application. Cllr C. Aldridge was concerned that part of the special 'bee' hedge and 'Judas tree' currently situated in the area would have to be removed.

The deputy town clerk confirmed that part of the hedge would be removed for access, but this was standard box/privet hedging.

Cllr B. Larcombe believed the proposed appearance of the hut was not detrimental to the surrounding area or public amenity.

Cllr C. Aldridge and Cllr B. Bawden agreed they did not want to lose the special 'Judas' tree and would object to the application unless it was retained. There was some confusion regarding the exact location of the tree and concern about whether it would be affected or not.

The deputy town clerk advised that members had until 24 March 2023 to submit comments, which was after the next planning committee meeting. As there were perfectly legitimate concerns about the tree, there was time to ask those questions and get clarification on the issues raised in time to bring the application back for comment at the next meeting.

Proposed by Cllr C. Aldridge and seconded by Cllr B. Bawden members **RESOLVED** to defer any comments about this application until the next planning meeting to establish information about the status of the tree.

- 5) **P/LBC/2023/00989** (Received 23 February 2023)
LISTED BUILDING CONSENT
Replacement windows to match existing - 9 Monmouth Street, Lyme Regis, DT7 3PX

*The town council recommends **approval** of the application because it does not involve material harm to the Conservation Area or heritage assets and has no adverse impact on the integrity or appearance of the listed building or residential amenity of neighbouring properties.*

- 6) **P/ADV/2023/01041** (Received 24 February 2023)
ADVERTISEMENT CONSENT
Replace existing entrance sign with new entrance sign over footpath – The Town Mill, Mill Lane, Lyme Regis, DT7 3PU

Cllr B. Larcombe said he didn't think the appearance added much value to the approach.

Cllr C. Aldridge expressed concern that the metal could be sharp or spiky and could possibly be unsafe.

Cllr B. Bawden said she thought it would enhance the area and the wrought iron work would look lovely and artistic and be an improvement on the current area.

*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 or heritage assets.*

Cllr P. May abstained from voting due to his non-pecuniary interests.

- 7) **NEW LICENCE APPLICATION** (Received 28 February 2023)
Licensable activities include the provision of regulated entertainment (exhibition of films) and the provision of late-night refreshment including the supply of alcohol. A range of movies will be screened at various times 7 days a week within opening times of 12pm – 11pm. Appropriate licences will be obtained via filmbank or an equivalent for the films screened. The first-floor area is largely split in to two areas, the front area for service with a small breakfast bar area and serving counters and a prep area to the rear with a cold storage facility. In the cellar there is a large room which will be utilised as a mini cinema with up to 20 seats. Premises licence requested to start from 27/01/23 – Fox & Owl Ltd, 55 Broad Street, Lyme Regis, DT7 3QF

As this was the first licence application to be discussed by the planning committee, the deputy town clerk advised members of the material grounds on which they were able to comment.

As there appeared to be no information about emergency egress from the basement area, members were uncomfortable with supporting an application without seeing relevant plans or information.

The deputy town clerk advised that he had no more information than that presented to members but he would request more information and plans for future licence applications from Dorset Council to assist in making a more informed submission.

*The town council recommends **refusal** of the application because there is insufficient information provided regarding public safety, particularly means of emergency exit/egress from the basement of the premises.*

22/134/P Withdrawn Applications

1) P/LBC/2022/6743 (Decision date 16 February 2023) LISTED BUILDING CONSENT

Relocate ground floor bathroom facilities to alcoves at rear and return room to living space. Extend height of alcoves and fit shower and toilet facilities. Form openings in existing pantry partitions to create a kitchen/dining/living area and replace a recent casement in west wall with a sliding sash window. Relocate existing external soil and waste pipes on west elevation to concealed positions internally. Repairs to copings and flashings on main roof and redecorations internally and externally – Packway, Ware Lane, Lyme Regis, DT7 3EL

NOTED.

22/135/P Planning Decisions

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

22/136/P Planning Correspondence

1) NOTIFICATION OF APPEAL TOWN AND COUNTRY PLANNING ACT 1990 Application No: P/LBC/2022/04082 - High Cliff House, Sidmouth Road, Lyme Regis Dorset DT7 3EQ (Received 20 February 2023)

*The town council confirms its original comments of recommending **approval** of the application and reiterates its opinion that there are no material reasons why the application should be refused as there is no visible detriment to the Grade II listed building or heritage assets, and the internal modifications have no adverse or permanent impact on the appearance or integrity of the property.*

The meeting closed at 7.53pm.

**Lyme Regis Town Council
Planning Committee – 21 March 2023
Planning and Licensing Applications Received**

- 1) P/FUL/2022/07515** (Received 23 February 2023)
FULL PLANNING PERMISSION
Construction of replacement amenities hut (mini golf) - Mini Golf and Table tennis Kiosk, Woodland Walk, Lyme Regis, DT7 3JQ
- 2) P/FUL/2023/00742** (Received 6 March 2023)
FULL PLANNING PERMISSION
Erection of self contained annexe (or holiday let) and erect rear extension and first floor side extension - 10 Windsor Terrace, Lyme Regis, DT7 3AN
- 3) P/LBC/2023/01255** (Received 7 March 2023)
LISTED BUILDING CONSENT
Replace ground floor bathroom facilities, restore room to original function and replace casement with sliding sash window. Demolish partition between kitchen and pantry, relocate external soil & waste pipes, repairs to copings and flashings on the main roof and internal & external redecorations – Packway, Ware Lane, Lyme Regis, DT7 3EL
- 4) P/HOU/2022/07416** (Received 7 March 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect front extension and garden room. Install solar panel – 10 Upper Westhill Road, Lyme Regis, DT7 3ER
- 5) P/HOU/2023/00824** (Received 15 March 2023)
HOUSEHOLDER PLANNING PERMISSION
Erect extension to rear of property – 14 Woodberry Down Way, Lyme Regis, DT7 3QT

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

Town council comments in brackets

- 1) **P/HOU/2022/07799** (Decision date 24 February 2023)
HOUSEHOLDER PLANNING PERMISSION – REFUSED (recommend approval)
Widening of front gateway - 39 Sherborne Lane, Lyme Regis, DT7 3NY
- 2) **P/FUL/2023/00401** (Decision date 27 February 2023)
FULL PLANNING PERMISSION – GRANTED (recommend approval)
Install a CCTV camera to Lyme Regis Baptist Church - Lyme Regis Baptist Church, Silver Street, Lyme Regis, DT7 3NY
- 3) **P/LBC/2023/00402** (Decision date 27 February 2023)
LISTED BUILDING CONSENT – GRANTED (recommend approval)
Install a CCTV camera to Lyme Regis Baptist Church - Lyme Regis Baptist Church, Silver Street, Lyme Regis, DT7 3NY
- 4) **P/HOU/2023/00103** (Decision date 3 March 2023)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (recommend approval)
Creation of new vehicular access and parking area – Edzell, Somers Road, Lyme Regis, DT7 3EX
- 5) **P/HOU/2022/07225** (Decision date 14 March 2023)
HOUSEHOLDER PLANNING PERMISSION – REFUSED (recommend approval)
Proposed demolition of existing side and rear extensions/sunroom and construction of two storey rear extension - Martins Mead, Ferndown Road, Lyme Regis, DT7 3DN

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

**2) DORSET COUNTY COUNCIL OFFICER CONSIDERATION P/HOU/2022/07110 –
55 Church Street, Lyme Regis, DT7 3DA (Received 8 March 2023)**

To retain raised decking at rear of garden. We are writing to you because you have previously made comments on the above application. This application will be considered by Planning Committee on 23 March 2023. The meeting will be held at: Council Chamber, County Hall, Dorchester, DT1 1XJ. The committee agenda (detailing the start time of meeting), application report and recommendation, are available to view five working days before the committee meeting at <https://moderngov.dorsetcouncil.gov.uk/ieDocHome.aspx?bcr=1> Meetings will be livestreamed and be available to watch online, either "live" or by recording. Access to the YouTube link will also be available on this webpage. You may attend the committee meeting which is open to the public, and observe the presentation, discussion and decision making. Additionally, if you wish, you may request to speak at the meeting. The first three members of the public, including any community or amenity group, who register to speak, for and against the application, including the applicant or their representative (maximum six in total) will be invited to address the committee. More information on how to notify us about your request to speak, along with further guidance is attached to this letter, and also available online at <https://moderngov.dorsetcouncil.gov.uk> and click the link Guidance to Public Speaking at a Planning Committee.

You must register to speak before 8:30 AM at least two clear workings days before the meeting. If you should have any queries, please contact: Elaine Tibble 01305 224202 Email: elaine.tibble@dorsetcouncil.gov.uk in Democratic services.

**3) DORSET COUNCIL OFFICER CONSIDERATION P/HOU/2022/07110 –
55 Church Street, Lyme Regis, DT7 3DA (received 13 March 2023)**

Notification of Hearing Town and Country Planning Act 1990 Hearing to be held Committee Room 1 Dorset Council, County Hall, Colliton Park, Dorchester, Dorset, DT1 1XJ Opening on 16 May 2023 at 10.00 Application No: P/FUL/2021/05100 Location: Land to South West of Stile Lane Lyme Regis Development: Construction of 3no. dwellings and associated external works and landscaping Appellant: Clinton Green Inspectorate Ref: APP/D1265/W/22/3313803 Inspector's Name: A MRTPI Inspectorates Case Officer: Tina Gozra West3@planninginspectorate.gov.uk An Inspector appointed by the Secretary of State will hold a Hearing, opening on the date shown above, to decide the appeal. This is an in-person event with the facility to join virtually. If you should wish to join virtually, please contact the Support Officer as soon as possible prior to the Hearing, using the above contact details. Anyone wishing to participate must contact the Planning Inspectorate Case Officer: Tina Gozra - West3@planninginspectorate.gov.uk.