



John Wright
Town Clerk

Lyme Regis Town Council
Town Council Offices
St. Michael's Business Centre
Church Street
Lyme Regis
Dorset
DT7 3DB

email:enquiries@lymeregistowncouncil.gov.uk

Tel: 01297 445175

Planning Committee

Core Membership: Cllr G. Turner (chairman) Cllr C. Aldridge, Cllr S. Cockerell, Cllr M. Denney, Cllr S. Larcombe, Cllr P. May.

Notice is given of a meeting of the Planning Committee to be held at the **Guildhall, Bridge Street, Lyme Regis** on Tuesday 14 October 2025 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
09.10.25

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 23 September 2025 (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. Member Planning Recommendations

To note the planning recommendations

7. Matters arising from the minutes of the Planning Committee held on 23 September 2025

There are none.

8. Update Report

There are none.

9. Planning and Licencing Applications

To comment on planning and licensing applications submitted as per attached list including consideration of related correspondence.

10. Amended/Additional Plans

There are none.

11. Withdrawn Applications

There are none.

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 or consider correspondence from Dorset Council

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 23 SEPTEMBER 2025**

Present:

Chairman: Cllr G. Turner

Members: Cllr S. Cockerell, Cllr M. Denney, Cllr S. Larcombe, Cllr P. May

Officers: M. Green (deputy town clerk), AM. Shepherd (administrative assistant)

25/16/P Public Forum

There were none

25/17/P Apologies for Absence

Cllr C. Aldridge – Prior Engagement

25/18/P Minutes

Proposed by Cllr P. May and seconded by Cllr M. Denney the minutes from the meeting on 02 September 2025 were **ADOPTED**.

25/19/P Disclosable Pecuniary Interests

There were none.

25/20/P Dispensations

There were none.

25/21/P Member planning recommendations

There were none.

25/22/P Matters arising from the minutes of the Planning Committee held on 02 September 2025.

There were none.

25/23/P Update Report

There were none.

1. **P/HOU/2025/04856** – Received 02.09.25**HOUSEHOLDER PLANNING PERMISSION**

Like for like repairs to a section of a listed garden wall belonging to The Little Place. The wall runs north-south down Silver Street, and the section requiring repair is at the south end of the property
The Little Place Silver Street Lyme Regis DT7 3HR

*The town council recommends **approval** of the application because it is in accordance with the approved development plan, its scale and design is in keeping with the subject property and it has no detrimental effect to neighbours.*

2. **P/LBC/2025/04857** – Received 02.09.25**LISTED BUILDING CONSENT**

Like for like repairs to a section of a listed garden wall belonging to The Little Place. The wall runs north-south down Silver Street, and the section requiring repair is at the south end of the property
The Little Place Silver Street Lyme Regis DT7 3HR

*The town council recommends **approval** of the application because it is in accordance with the approved development plan and does not involve unacceptable or material harm to the Conservation Area or heritage assets.*

3. **P/HOU/2025/05113** – Received 03.09.25**HOUSEHOLDER PLANNING PERMISSION**

Erect a single storey extension at the rear of the property.
Meadway Charmouth Road Lyme Regis DT7 3DP

*The town council recommends **approval** of the application because it is in accordance with the approved development plan, its scale and design is in keeping with the subject property and it has no detrimental effect to neighbours.*

4. **P/FUL/2025/04936** – Received 03.09.25**FULL PLANNING APPLICATION**

Conversion of existing garage to residential dwellinghouse
Quilleys Cobb Road Lyme Regis DT7 3JR

*The town council recommends has considered this application and **objects** to the proposed development for the following reasons:*

- **Lack of adequate sewage disposal** - the application fails to demonstrate how foul water drainage and sewage disposal would be managed, this raises concerns over environmental health and sustainability.
- **Absence of parking provisions** – No off-street parking is proposed. This would increase pressure on the surrounding highway and exacerbate existing parking difficulties in the locality.
- **Fundamental rebuild rather than conversion** – The proposal requires different foundations and substantial alterations. This amounts to a complete rebuild of the garage rather than a genuine conversion, contrary to the application's description.
- **Adverse impact on the street scene** – The scale and design of the proposed building would result in a more visually dominant structure than the existing garage. This would hard the character and appearance of the street scene.

- **Loss of biodiversity** – The removal of existing foliage to create new access steps would lead to a reduction in biodiversity and loss of green screening contrary to policies seeking to protect and enhance the natural environment.

5. P/HOU/2025/04453 – Received 08.09.25

HOUSEHOLDER PLANNING PERMISSION

Retain removal of existing cladding and windows. Replacement of cladding, doors, windows, balcony and refurbish roof. Erect new outbuilding to house Air source heat pump and cycle storage

Russell House Unit 7 Lym Close Lyme Regis DT7 3DE

*The town council recommends **approval** of the application because it is in accordance with the approved development plan, its scale and design is in keeping with the subject property and it has no detrimental effect to neighbours. In addition, based on local knowledge of the building, the Town Council would like to stipulate that additional stabilisation measures have been thoroughly considered to ensure long-term safety and integrity of the structure.*

25/25/P Amended/Additional Plans

There were none.

25/26/P Withdrawn Applications

There were none.

25/27/P Planning Decisions

Noted.

25/28/P Planning Correspondence

Noted.

The meeting closed at 7:35pm

**Lyme Regis Town Council
Planning Committee – 14 October 2025
Planning and Licencing Applications**

- 1. P/HOU/2025/05168 – Received 23.09.25**
HOUSEHOLDER PLANNING PERMISSION
Remove cement render and re-render in lime
20-21 Coombe Street Lyme Regis DT7 3PR

- 2. P/LBC/2024/03852 – Received 25.09.25**
LISTED BUILDING CONSENT
Proposed mixed-use redevelopment of derelict Regent Cinema, to create: - 2 no. 4 bedroom apartments with workshop/stores at ground floor and formation of studio flat at third floor to be used ancillary to the second-floor apartment. - conversion and reconfiguration of upper floors of remaining cinema building to form single dwelling - creation of 2 no. retail units and further retail and loading bay space to the ground floor of existing cinema building/new extension - demolition of single-storey building to east of the site - miscellaneous alterations to existing auditorium walls and boundary treatments
Site Of Regent Cinema Broad Street Lyme Regis DT7 3JB

- 3. P/FUL/2024/03845 – Received 25.09.25**
FULL PLANNING APPLICATION
Proposed mixed-use redevelopment of derelict Regent Cinema, to create: - 2 no. 4 bedroom apartments with workshop/stores at ground floor and formation of studio flat at third floor to be used ancillary to the second-floor apartment. - conversion and reconfiguration of upper floors of remaining cinema building to form single dwelling - creation of 2 no. retail units and further retail and loading bay space to the ground floor of existing cinema building/new extension - demolition of single-storey building to east of the site - miscellaneous alterations to existing auditorium walls and boundary treatments
Site Of Regent Cinema Broad Street Lyme Regis DT7 3JB

- 4. P/ADV/2025/04945 – Received 01.10.25**
ADVERTISEMENT CONSENT
1 Fascia Non illuminated sign, 1 Projecting non illuminated sign and 3x Wall signs - existing signs retained and redecorated – 2x 760mmW x 600mmH ; 1x 2185mmW x1535
25 Broad Street Lyme Regis DT7 3QH

**Lyme Regis Town Council
Planning Committee – 14 October 2025
Withdrawn Applications**

- 1. P/FUL/2025/02895 – WITHDRAWN ON 07.10.25**
FULL PLANNING APPLICATION (Recommended Approval)
Conversion of outbuilding to create holiday accommodation
59 Silver Street Lyme Regis DT7 3HR

**Lyme Regis Town Council
Planning Committee – 14 October 2025
Planning Decisions**

- 1. P/HOU/2025/05113 – DECISION DATE 01.10.25**
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended Approval)
Erect a single storey extension at the rear of the property.
Meadway Charmouth Road Lyme Regis DT7 3DP

**Lyme Regis Town Council
Planning Committee – 14 October 2025
Correspondence from Dorset Council**

1. P/VOC/2023/02551

VARIATION OF CONDITION

Modification of conditions of planning permission 1/D/13/000972 for improvements to existing golf driving range and practice area including amended scheme for the re-profiling of the playing surface through the importation and placement of uncontaminated sand, naturally occurring soils and inert waste (Variation of condition 3 of p.p. WD/D/17/000991– (Time Limit – Completion of Development) to extend the end date to 18/08/2023).

Lyme Regis Golf Club Timber Hill Lyme Regis Dorset DT7 3HQ