



**John Wright
Town Clerk**

Lyme Regis Town Council
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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 **St Michael's Business Centre, Lyme Regis** on Tuesday 16 December 2025 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
09.12.25

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 4 November 2025 (attached) and to note the town council comments made under delegated authority following the cancelled meeting of the Planning Committee scheduled to take place on 26 November 2025

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 4 November 2025 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 26 November 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 04 NOVEMBER 2025**

Present:

Chairman: Cllr G. Turner

Members: Cllr C. Aldridge, Cllr M. Denney, Cllr S. Larcombe, Cllr P. May

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

25/29/P Public Forum

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

25/30/P Apologies for Absence

Cllr S. Cockerell – Holiday
Cllr S. Larcombe

25/31/P Minutes

Proposed by Cllr C. Aldridge and seconded by Cllr M. Denney the minutes from the meeting on 14 October 2025 were **ADOPTED**.

25/32/P Disclosable Pecuniary Interests

There were none.

25/33/P Dispensations

There were none.

25/34/P Member planning recommendations

There were none.

25/35/P Matters arising from the minutes of the Planning Committee held on 14 October 2025.

Noted.

25/36/P Update Report

There were none.

1. **P/LBC/2025/05844**
LISTED BUILDING CONSENT – Received 15.10.25

Repair to void under The Cobb by filling with marine concrete and repair to damaged/destroyed concrete toe. Erection of temporary counterbalance scaffold and Haki steps

Lyme Regis Harbour the Cobb Lyme Regis DT7 3JJ

The town council supports the emergency works to maintain the integrity of the Cobb structure.

2. **P/VOC/2025/05952**
VARIATION OF CONDITION – Received 27.10.25

Construction of single storey extension, ramped access, driveway and mobility scooter store (with variation of condition no.2 to planning permission P/HOU/2025/01940 - to remove ramped access approach, existing stepped access replaced with new, minor amendments to scooter store)

3 Dolphin Close Lyme Regis DT7 3PW

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

3. **P/LBC/2025/06211**
LISTED BUILDING CONSENT – Received 28.10.25

Interior alterations to 23no letting rooms and associated corridors

60 Broad Street Lyme Regis DT7 3QF

The council raises no objection recognising the intention to enable the business to operate effectively and efficiently, subject to the Conservation Officer being satisfied that the works are appropriate and reasonable in relation to the historic character and setting of the building.

4. **P/HOU/2025/06221**
HOUSEHOLDER PLANNING PERMISSION – Received 29.10.25

Demolition of conservatory; re-slating of extension; removal of chimney; replacement of windows and doors; internal and external repairs and refurbishment

9 Church Street Lyme Regis DT7 3BS

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

5. **P/LBC/2025/06222**
LISTED BUILDING CONSENT – Received 29.10.25

Demolition of conservatory; re-slating of extension; removal of chimney; replacement of windows and doors; internal and external repairs and refurbishment

9 Church Street Lyme Regis DT7 3BS

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

6. P/VOC/2025/06313

VARIATION OF CONDITION – Received 29.10.25

Change UPVC windows and doors to wooden framed windows and doors (with variation of condition 2 of planning permission P/FUL/2025/02625 to amend window design and layout

Flat 64 Broad Street Lyme Regis DT7 3QF

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

7. P/VOL/2025/06403

VARIATION OF CONDITION – Received 29.10.25

Internal alterations to stairs and walls, externally change UPVC windows and doors to wooden framed windows and doors (with variation of condition 2 of planning permission P/LBC/2025/02624 to amend window design and layout)

Flat 64 Broad Street Lyme Regis DT7 3QF

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

25/38/P Amended/Additional Plans

1. P/FUL/2025/04936

AMENDED PLANS – Received 27.10.25

Conversion of existing garage to residential dwellinghouse.

Quilleys Cobb Road Lyme Regis DT7 3JR

The town council recommends refusal of the application for the following reasons:

1 - The council does not accept the applicant's claim that the scheme constitutes a conversion. The proposal is, in effect, a new build on the footprint of the existing garage, rather than a conversion of the existing structure.

2 - The proposed ridge height would be significantly greater than the current building and would appear visually intrusive and out of keeping with the established street scene.

3 - The council did not agree with, nor understand the applicant's justification regarding the character and context of the surrounding development, as this did not accurately reflect the appearance and form of neighbouring properties.

All previous objections submitted by the town council still apply, with the exception of the objection relating to precedent, which has been withdrawn.

25/39/P Planning Decisions

A member asked for an update on application P/VOC/2023/02551, Lyme Regis Golf Club.

The officer informed the members that the variation of condition had been granted, with numerous conditions remaining in place. He expressed concerns regarding the condition requiring the site profile to match the approved plans, it was also reported that Dorset Council did not have a surveyor and monitored the site only by visual inspection during periodic visits, which was considered insufficient to verify compliance accuracy.

The members discussed the difficulty of independently checking the profile due to restricted access to the private site. It was noted that the council had successfully used drone-based LiDAR surveying at Monmouth Beach to measure land profiles, and that this could potentially be used for this site. Legal considerations on flying over private land were noted, but it was believed that licensed drone operators could do it lawfully.

Members agreed that independent data might be necessary to assess compliance, as neither Dorset Council nor the applicant was likely to provide accurate profile measurements. It was noted that any expenditure would require a recommendation to Full Council.

A member requested that the town council reminds Dorset Council of the requirements, set out in the planning conditions, for a final survey to confirm compliance with the approved site profiles at the end of the depositing period, and ensures that this is included in the councils forward work plan for follow-up at the appropriate time.

Proposed by Cllr M. Denney and seconded by Cllr P. May, members agreed that the council obtains a quotation for a drone-based LiDAR survey of the site to establish the cost and feasibility of independently assessing the current land profile, with the findings to be reported back to the committee at the next meeting.

25/40/P

Planning Correspondence

There were none.

The meeting closed at 8:05pm

Town council comments made under delegated authority arising from the cancelled meeting of the planning committee scheduled to be held on 25 November 2025

1. **P/HOU/2025/06355**
HOUSEHOLDER PLANNING PERMISSION – Received 31.10.25
Demolish existing double garage, rear conservatories and entrance passageway, erect single storey rear extension, two storey side extension & front entrance porch, together with internal alterations
Breadcroft Coram Avenue Lyme Regis DT7 3LB

Recommend approval

2. **P/LBC/2025/06674**
LISTED BUILDING CONSENT – Received 11.11.25
Replacement of doors with fire rated doors
Temple House 63 Broad Street Lyme Regis DT7 3QF

Recommend approval

**Lyme Regis Town Council
Planning Committee – 16 December 2025
Planning and Licencing Applications**

- 1. P/VOC/2025/06918**
VARIATION OF CONDITION – RECEIVED 25.11.25
Erect single storey front and rear extensions, internal alterations and form new driveway access (with variation of condition 2 & 7 of planning permission P/HOU/2025/00750 to remove approved garage and relocate in place of proposed gym, alterations to windows and roof design.
Kingsbury Croft Sidmouth Road Lyme Regis DT7 3ES
- 2. P/VOC/2025/06826**
VARIATION OF CONDITION – RECEIVED 28.11.25
Apply external cladding to south facing facade (with variation of condition 2 of planning permission P/HOU/2025/03760 to amend the façade.
5-6 Anchor House Monmouth Street Lyme Regis DT7 3PX
- 3. P/FUL/2025/07199**
FULL PLANNING APPLICATION
Replacement window to front (east) elevation and installation of a glass and Juliette balcony. Installation of fixed double-glazed windows to side (south) elevation.
1 Channel View The Cobb Lyme Regis DT7 3JJ
- 4. P/HOU/2025/07212**
HOUSEHOLDER PLANNING PERMISSION
Retain installed windows and door; air source heat pump; solar panels and EV charging point.
Woodham House Sidmouth Road Lyme Regis DT7 3ES

**Lyme Regis Town Council
Planning Committee – 16 December 2025
Planning Decisions**

- 1. P/HOU/2025/05168 – Decision Date 14.11.25**
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended Approval)
Remove cement render and re-render in a lime-based render system (amended description).
20-21 Coombe Street Lyme Regis DT7 3PR