

**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:*

- **Disposal of surface water and foul sewage** - the application suggests that surface water will be disposed of to an 'existing water course' and the means of disposing of foul sewage is 'unknown'. This is not considered acceptable in an area of known and recent land instability.
- **Absence of parking provisions** – No off-street parking is proposed. Whilst the application is in a 'town centre' location, the adjacent road is narrow and steep and provides the principal access to the harbour and beach car parks. The nearby public car parks are frequently full-to-capacity.
- **Foundation design** - The geotechnical report notes the local land instability and suggests a rafted foundation. This is at odds with the submitted design and the stated intention to re-use substantial elements of the existing construction.

- **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 adversely impact the character and appearance of the Conservation Area and the views to and from the Cobb/Harbour area.
- **Loss of biodiversity** – The removal of existing foliage to create a new access 'bridge' to Cobb Road would lead to a reduction in biodiversity and loss of green screening contrary to policies seeking to protect and enhance the natural environment.
- **Precedent** – The approval of this application, outside of the defined settlement boundary, could set an unacceptable precedent for the similar conversion of other adjacent garage buildings which, if permitted, would increase the visual harm to the Conservation Area and the views to and from the Cobb/Harbour area.

**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