

**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 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.

25/37/P Planning and Licensing Applications

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 deputy town clerk said 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 council's forward work plan for follow-up at the appropriate time.

Members asked the deputy town clerk to obtain 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