



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 4 August 2026 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
30.07.26

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. Apologies

To receive and record any apologies and reasons for absence.

2. Minutes

To confirm the accuracy of the minutes of the Planning Committee held on 23 June 2026 (attached), together with the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 14 July 2026.

3. 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

4. Dispensations

To note the grant of dispensations made by the town clerk in relation to the business of this meeting.

5. Matters arising from the minutes of the Planning Committee held on 23 June 2026 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 14 July 2026

There are none.

6. Update Report

There are none.

7. Planning and Licencing Applications

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

8. Amended/Additional Plans

There are none.

9. Withdrawn Applications

To note the withdrawn applications.

10. Planning Decisions

To note decisions of the planning authority on previously submitted planning applications as set out on the attached list.

11. 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 JUNE 2026**

Present:

Chairman: Cllr G. Turner

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

Officers: M. Green (deputy town clerk)

26/13/P Public Forum

There were none present who wished to speak.

26/14/P Apologies for Absence

There were none.

26/15/P Minutes

Proposed by Cllr C. Aldridge and seconded by Cllr S. Larcombe the minutes from the meeting on 2 June 2026 were **ADOPTED** with the addition of the following comment in relation to application **P/FUL/2026/02585**: 'members regretted the loss of a premises used by a local business, but felt there were no material planning grounds for recommending the refusal of the application.'

26/16/P Disclosable Pecuniary Interests

There were none.

26/17/P Dispensations

There were none.

26/18/P Matters arising from the minutes of the Planning Committee held on 12 May 2026

There were none.

26/19/P Update Report

There were none.

1. P/FUL/2026/02760 (Received 01.06.26)
FULL PLANNING APPLICATION

Widening of existing ramp between lower and upper amenity areas, reconfiguration of parking layout to provide 5 additional spaces for use by The Guildhall & Guildhall Cottage, removal of existing steps, extension of retaining wall and associated works. The Guildhall Bridge Street Lyme Regis

The deputy town clerk explained the application and its wider context.

Members noted the various third-party concerns about the application, but were generally of the view that it could be supported.

The town council recommends approval of the application because it supports the re-use of a currently empty and unused Listed Building, Guildhall Cottage, and does not involve unacceptable or material harm to the Conservation Area or heritage assets.

2. P/LBC/2026/02759 (Received 01.06.26)
LISTED BUILDING CONSENT

Widening of existing ramp between lower and upper amenity areas, reconfiguration of parking layout to provide 5 additional spaces for use by The Guildhall & Guildhall Cottage, removal of existing steps, extension of retaining wall and associated works The Guildhall Bridge Street Lyme Regis

The deputy town clerk explained the application and its wider context.

Members noted the various third-party concerns about the application, but were generally of the view that it could be supported.

The town council recommends approval of the application because it supports the re-use of a currently empty and unused Listed Building, Guildhall Cottage, and does not involve unacceptable or material harm to the Conservation Area or heritage assets.

3. P/FUL/2026/02856 (Received 01.06.26)
FULL PLANNING APPLICATION

Change of use from office/live space E(g)(iii) to 1.no self-contained holiday let C3 Unit 3 Russell House Lym Close Lyme Regis DT7 3DE

The town council recommends approval of the application because it is in accordance with the approved development plan, it has no detrimental effect to neighbours and supports the local tourism economy.

4. P/HOU/2026/03021 (Received 08.06.26)
HOUSEHOLDER PLANNING PERMISSION

Replacement of flat roof corner tower and single storey utility room with two storey extension and replacement of conservatory with garden room. Associated landscaping works and amendments to parking area and entrance Long Mead Sidmouth Road Lyme Regis DT7 3ES

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.

Application Number: 167816

Licence Description: Licensing Act 2003

Licence Address: Milly's Ice Cream, 5A Marine Parade, Lyme Regis, Dorset, DT7 3JE

Members felt there were no material public safety concerns which warranted a recommendation of refusal but were of the opinion that the use of glass should not be permitted in this location.

The town council raises no objection to licensing application number 167816 subject to drinks not being served in glass.

26/21/P Amended/Additional Plans

There were none.

26/22/P Withdrawn Applications

Noted

26/23/P Planning Decisions

Noted

26/24/P Planning Correspondence

There was none.

The meeting closed at 7:48pm

Town council comments made under delegated authority arising from the cancelled meeting of the planning committee scheduled to be held on 14 July 2026

1. **P/LBC/2026/03385**
LISTED BUILDING CONSENT
Strip and Recover Slate Main Roof
56 Banff 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.

2. **P/VOC/2026/03224**
VARIATION OF CONDITION
Erect rear single storey extension and install rooflight (with variation of condition 2 of Planning permission P/HOU/2022/04297 to amend plans)
60 Fairfield Park Lyme Regis DT7 3DS

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/2026/03667**
LISTED BUILDING CONSENT
Minor internal works to divide the building into two houses
40 Church Street Lyme Regis Dorset DT7 3DA

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.

**Lyme Regis Town Council
Planning Committee – 04 August 2026
Planning Applications**

- 1. P/FUL/2026/03130**
FULL PLANNING APPLICATION
Erection of extension to kitchen and installation of gas fire flue; enlarge dining room opening with Juliet balcony
Flat 10 Farnham House Stile Lane Lyme Regis DT7 3JD
- 2. P/HOU/2026/03021**
HOUSEHOLDER PLANNING PERMISSION
AMENDED PLANS
Replacement of flat roof corner tower and single storey utility room with two storey extension and replacement of conservatory with garden room. Associated landscaping works and amendments to parking area and entrance
Long Mead Sidmouth Road Lyme Regis DT7 3ES

Additional Comments: Agent has amended scheme - install of a screen as requested and updated drawings
- 3. P/CLP/2026/03763**
Demolition of existing shed and garden building. Siting of Shepherd's hut in rear garden, solely for purposes incidental to the enjoyment of the existing dwelling.
Cliff Edge East Cliff Lyme Regis DT7 3DH

The above Certificate of Lawful Use Proposed has been received Dorset Council. It is for information purposes only unless the town council has relevant and material information relating to the matter.
- 4. P/HOU/2026/03673**
HOUSEHOLDER PLANNING PERMISSION
50 Kings Way Lyme Regis DT7 3DU
Demolition of link-detached outbuilding, construction of two storey side extension and formation of parking area. 50 Kings Way Lyme Regis DT7 3DU.

**Lyme Regis Town Council
Planning Committee – 04 August 2026
Withdrawn Applications**

1. P/LBC/2026/02759

LISTED BUILDING CONSENT

Widening of existing ramp between lower and upper amenity areas, reconfiguration of parking layout to provide 5 additional spaces for use by The Guildhall & Guildhall Cottage, removal of existing steps, extension of retaining wall and associated works
The Guildhall Bridge Street Lyme Regis

2. P/FUL/2026/02760

TYPE FULL PLANNING APPLICATION

Widening of existing ramp between lower and upper amenity areas, reconfiguration of parking layout to provide 5 additional spaces for use by The Guildhall & Guildhall Cottage, removal of existing steps, extension of retaining wall and associated works
The Guildhall Bridge Street Lyme Regis

**Lyme Regis Town Council
Planning Committee – 04 August 2026
Planning Decisions**

- 1. P/HOU/2026/03021** (Decision date 24.07.26)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended Approval)
Replacement of flat roof corner tower and single storey utility room with two storey extension and replacement of conservatory with garden room. Associated landscaping works and amendments to parking area and entrance
Long Mead, Sidmouth Road, Lyme Regis, DT7 3ES
- 2. P/LBC/2026/02729** (Decision date 14.07.26)
LISTED BUILDING CONSENT – GRANTED (Recommended Approval)
Restoration of worn and dangerous steps and replacement of modern handrails
Bell Cliff Steps Broad Street Lyme Regis DT7 3QD
- 3. P/FUL/2026/02585** (Decision date 07.07.26)
FULL PLANNING APPLICATION – GRANTED (Recommended Approval)
Change of use of hairdressing salon to residential (C3) and construction of single storey first floor extension to create a one bedroom flat
67 Broad Street Lyme Regis DT7 3QF
- 4. P/HOU/2026/02305** (Decision date 03.07.26)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended Approval)
Installation of 2 windows and bi-fold patio door to west facade with bath stone headers; extension of patio
6 Monmouth Park Lyme Regis DT7 3FJ
- 5. P/HOU/2026/02322** (Decision date 22.06.26)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended Approval)
Erect second storey extension
Hilary, Uplyme Road Lyme Regis DT7 3LS
- 6. P/HOU/2026/01899** (Decision date 22.06.26)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended Approval)
Garage with home office above and retaining walls
Bonaventure House Uplyme Road Lyme Regis DT7 3LS

Correspondence from Dorset Council (DC) regarding planning-related matters

Members have already been made aware through separate briefing about the position with the Dorset Local Plan and officers have now been invited to a presentation by Dorset Council in Dorchester on 8 September. It would be possible to take one or possibly two member representatives if there were interest in attending.

The earlier briefing note is reproduced below and members are asked if they want to make any specific comments at this stage:

Dear Members,

At the meeting of Full Council on Wednesday evening, the topic of the Dorset Local Plan arose, and it was explained that the timescale had been changed again in response to the Government introducing a new system for preparing local plans and bringing forward further significant changes to national planning policy.

The attached communication from Dorset Council sets out the position in more detail.

We are currently not sure how this may affect the potential allocation of land at Strawberry Fields or the timescale for its possible future development. Inevitably, it will involve some delay.

In the meantime, discussions with the landowner and his appointed agent will continue and will be the subject of future reports to committee.

Although not mentioned in the attached briefing, the Government is reported to have confirmed today that the previously notified increased local housing targets will remain unchanged.

If anyone has any questions about any of this, then please let me know.



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Dorset Council Local Plan Consultation Update

Dear Sir/Madam

Thank you for your engagement in Dorset Council's Local Plan consultation during autumn 2025.

We received around 9,000 responses from residents, community groups, businesses, landowners and other stakeholders from across Dorset. We are extremely grateful to everyone who took the time to share their views. Your feedback has helped us better understand the issues that matter most to local communities and has played an important role in shaping our work on the emerging Dorset Local Plan to date.

Since the consultation took place, the Government has introduced a new system for preparing local plans and is bringing forward further significant changes to national planning policy. The new approach is intended to provide greater certainty in the plan-making process, simplify local plans, and enable them to be prepared more quickly. As part of these changes, local authorities are now expected to meet a strict deadline of December 2026 for the preparation of their plans if proceeding under the legacy system.

Having carefully considered the new national requirements and the progress made on the Dorset Local Plan to date, Dorset Council is proposing to move to the new plan-making system.

While significant work has already been completed, the major changes introduced by the Government mean that meeting the strict submission deadline of December 2026 is no longer realistically achievable. Continuing with the current process would carry an increasing risk that the plan could fail at examination. If this were to happen, it could result in further delays to the adoption of a Local Plan for Dorset, creating prolonged uncertainty for residents, communities and businesses, while also putting at risk the considerable time and resources already invested in preparing the plan.

We believe that transitioning to the new system now is the most effective and responsible way to secure a robust, up-to-date and deliverable Local Plan for Dorset. Cabinet will consider the proposal to move onto the new system at its [meeting on 28 July](#).

Importantly, this does not mean that the work carried out so far will be lost. The views and priorities expressed through the consultations undertaken to date will continue to inform the development of the Local Plan. We will also continue to make use of the extensive evidence base that has already been assembled by the Council.

The new planning system includes a more structured programme with clearly defined stages and opportunities for public participation. This means there will be further opportunities for residents, communities and other stakeholders to have their say as the Local Plan progresses.

Details of the updated timetable and future engagement opportunities will be published on the Dorset Council website and shared through our usual communication channels. We will also be holding an update webinar in September where more information will be shared.

This is a managed transition to a new national plan-making system. Whilst it will change the timetable for preparing the Local Plan, it builds upon the substantial work already completed and ensures that the feedback we have received continues to shape the plan. By moving to the new system now, we can reduce the risk of delays associated with an unsuccessful examination and provide Dorset with a sound Local Plan that supports our communities, environment and economy for the future.

Thank you once again for taking the time to contribute to the future of Dorset and for your continued interest in this important work.

Yours faithfully

Cllr Shane Bartlett
Cabinet Member for Planning
Dorset Council