



John Wright
Town Clerk

Lyme Regis Town Council

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Planning Committee

Core Membership: Cllr G. Turner (chairman), Cllr B. Larcombe MBE (vice-chairman), Cllr C. Aldridge, Cllr B. Bawden, Cllr S. Cockerell, 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 30 April 2024 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
23.04.24

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 19 March 2024 (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 19 March 2024 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 09.04.24.

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.

Public comment

Prior to consideration of each planning application representations will be invited from members of the public either objecting to, or in support of, the application, subject to requests having previously been notified to the chairman or town clerk.

Individuals will be permitted a maximum of three minutes each to address the committee.

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 19 MARCH 2024**

Present:**Chairman:** Cllr. G Turner**Members:** Cllr. B Larcombe MBE, Cllr P. May, Cllr, C Aldridge, Cllr. S. Cockerell, Cllr. B Bawden**Officers:** M. Green (deputy town clerk), AM. Shepherd (administrative assistant)**24/111/P****Public Forum**

R. Pope – Agenda item 5.

R. Pope provided information the members with information documents; she went on to explain the history of the murals within the nursing home which have been there since the 1930's.

She said she didn't want the councillors to decline the application, only that they consider adding in their response that the murals are protected throughout, in whichever way would be deemed necessary.

J. Enticott – Agenda item 5.

J. Enticott said to the members that he was only there to influence their decision into considering that a lot of local people do not want this building turned into a hotel. He felt concerned for the changing environment, especially the noise levels that a hotel would bring to the area. He also said to the members that he was concerned for the current inhabitants of the nursing home.

R. Gale – Agenda item 5.

R. Gale said to the members that from what he could see, there was a few technical difficulties within the application, especially with the access paths being different on the application plan to what the residents of the flats behind had on their leases.

He said to the members that he did not believe that the 18 parking spaces on the application would fit in as this would hinder access to their properties behind.

Officer M. Green read out a letter, which was sent into the town council from S. Bainbridge, the planning agent for agenda item 5.

24/112/P**Apologies for absence**

Cllr B. Bawden – prior engagement

24/113/P**Minutes**

Proposed by Cllr B. Larcombe and seconded by Cllr P. May the minutes of the meeting held on 20 February 2024 were **ADOPTED**.

24/114/P**Disclosable Pecuniary Interests**

Cllr P. May declared a non-pecuniary interest in agenda item 8, P/PASO/2024/01171 The Malthouse Mill Lane Lyme Regis Dorset DT7 3PU.

24/115/P Dispensations

There were none.

24/116/P Member planning recommendations

Noted.

24/117/P Matters arising from the minutes of the Planning Committee held on 20 February 2024 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 05.03.24.

There were none.

24/118/P Update Report

There were none.

24/119/P Planning and Licencing Applications

1. [P/HOU/2024/00659 \(Received 26.02.24\)](#)

HOUSEHOLDER PLANNING PERMISSION

Loft Conversion with front and back dormers. Conversion of integral garage.
Knapdale Haye Lane Lyme Regis DT7 3NG

*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/2024/00955 \(Received 28.02.24\)](#)

VARIATION OF CONDITION

Erection of rear and side extension to existing dwelling. Existing driveway to be widened (with variation of condition 2 of planning permission [P/HOU/2023/02527](#) to amend ground floor plan to create a garden room)
10 Windsor Terrace Lyme Regis DT7 3AN

*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/FUL/2024/00348 \(Received 01.03.24\)](#)

FULL PLANNING APPLICATION

Erect fascia sign to north elevation, install 3 no removeable window casements to existing frames on north elevation, fit new extract terminal on flat roof, fit replacement door to west elevation, minor internal alterations.
29 Marine Parade Lyme Regis DT7 3JF

*The town council, although satisfied with other aspects of the application, recommend its **refusal** because the extractor flue is at low level and in proximity to and orientated towards the windows of neighbouring properties and has the potential to adversely affect their amenity through unacceptable cooking and frying odours. The town council would ask that an alternative flue arrangement is investigated.*

4. [P/LBC/2024/00349 \(Received 01.03.24\)](#)

LISTED BUILDING CONSENT

Erect fascia sign to north elevation, install 3 no removeable window casements to existing frames on north elevation, fit new extract terminal on flat roof, fit replacement door to west elevation, minor internal alterations.

29 Marine Parade Lyme Regis DT7 3JF

*The town council, although satisfied with other aspects of the application, recommend its **refusal** because the extractor flue is at low level and in proximity to and orientated towards the windows of neighbouring properties and has the potential to adversely affect their amenity through unacceptable cooking and frying odours. The town council would ask that an alternative flue arrangement is investigated.*

5. [P/FUL/2024/00833 \(Received 05.03.24\)](#)

FULL PLANNING APPLICATION

Change of use from care home (C2) to hotel (C1)

Lyme Regis Nursing Home Pound Road Lyme Regis DT7 3HX

The town council has examined the application for a change of use of the present nursing home premises, and while appreciating the reason given by the applicant in seeking it, which we recognise would provide additional accommodation for tourism and the local economy, - we would like more information of the intended plans, and the type and scale of undertaking, to better assess the impact the change of use permits within the revised classification, if subsequently approved.'

6. [P/LBC/2024/01005 \(Received 05.03.24\)](#)

LISTED BUILDING CONSENT

Change of use of ground floor cafe (Eb) to residential (C3) Conversion to dwelling with internal alterations to integrate ground floor with upper floors. Refurbish 6 no. sash windows, reinstate first floor window on Western elevation and replace 2nd floor window. Remove door and infill opening on Northwest elevation. Reposition ground floor staircase. Remove shop signs & render exterior of building.

19 Coombe Street Lyme Regis Dorset DT7 3PR

*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.*

[P/FUL/2024/01004 \(Received 06.03.24\)](#)

FULL PLANNING APPLICATION

Change of use of ground floor cafe (Eb) to residential (C3) Conversion to dwelling with internal alterations to integrate ground floor with upper floors. Reinststate first floor window on Western elevation and replace 2nd floor window. Remove door and infill opening on Northwest elevation.

*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.*

7. [P/PASO/2024/01171 \(Received 07.03.24\)](#)

PRIOR APPROVAL - ROOF MOUNTED SOLAR PV ON NON- DOMESTIC BUILDING

Installation of 9 Photovoltaic Panels on Rear Slope of Malthouse Gallery to generate up to 3.9KW of electricity.

The Malthouse Mill Lane Lyme Regis Dorset DT7 3PU

*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.*

8. [P/LBC/2024/01196 \(Received 11.03.24\)](#)

LISTED BUILDING CONSENT

Various minor alterations to the building which were the subject of a pre-application submission.

Abbeyfield House Silver Street Lyme Regis DT7 3HS

*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.*

24/120/P Licensing Applications

There were none.

24/121/P Amended/Additional Plans

There were none.

24/122/P Withdrawn Applications

There were none.

24/123/P Planning Decisions

Noted.

24/124/P Planning Correspondence

Noted.

The meeting closed at 8:15pm

**Lyme Regis Town Council
Planning Committee – 30 April 2024
Planning Applications Received**

1. [P/HOU/2024/01755](#) (Received 08.04.24)
HOUSEHOLDER PLANNING PERMISSION
Demolish conservatory and erect single storey rear extension with rooflights.
Hole Cottage Charmouth Road Lyme Regis DT7 3UE
2. [P/LBC/2024/01761](#) (Received 10.04.24)
LISTED BUILDING CONSENT
Replacement windows and doors; re-rendering southeast and southwest elevations.
Pyne House 10 Broad Street Lyme Regis DT7 3QD
3. [P/VOC/2024/01765](#) (Received 10.04.24)
VARIATION OF CONDITION
Erect glazed infill extension to existing veranda (with variation of condition 3 of planning permission [WD/D/20/001210](#) to vary roof surface finishes)
Flat 4 Gatesfield Sidmouth Road Lyme Regis DT7 3EQ
4. [P/VOL/2024/01699](#) (Received 10.04.24)
VARIATION OF CONDITION - LISTED BUILDING CONSENT
Erect glazed infill extension to existing veranda (with variation of conditions 3 & 4 to planning permission [WD/D/20/001211](#) to vary roof surface finishes and roof lights).
Gatesfield, Flat 4 Sidmouth Road Lyme Regis Dorset DT7 3EQ
5. [LICENSING APPLICATION – GOOD FOOD DELI.](#) (Received 16.04.24)
Any representations must be received by 6 May 2024.
6. [P/HOU/2024/01062](#) (Received 17.04.24)
HOUSEHOLDER PLANNING PERMISSION
Loft Conversion to include 4 dormer windows and side extension.
46 Lea Mount Talbot Road Lyme Regis DT7 3BB
7. [P/HOU/2024/01879](#) (Received 18.04.24)
HOUSEHOLDER PLANNING PERMISSION
Proposed loft conversion, erect conservatory
13 Talbot Road Lyme Regis DT7 3BA
8. [P/LBC/2024/02165](#) (Received 23.04.24)
LISTED BUILDING CONSENT
Construct shower room on ground floor (minor amendment to consent [P/LBC/2023/04998](#))
6A Coombe Street Lyme Regis DT7 3PY
9. [P/HOU/2024/02152](#) (Received 23.04.24)
HOUSEHOLDER PLANNING PERMISSION
Proposed Loft Conversion
27 Talbot Road Lyme Regis DT7 3BB

**Lyme Regis Town Council
Planning Committee – 30 April 2024
Withdrawn Applications**

1. [P/FUL/2023/07512](#)
FULL PLANNING APPLICATION – Withdrawn on 14.03.24.
Proposed mixed-use re-development of derelict Regent Cinema, to create: 2 no. 4/5 bedroom semi-detached houses with under-croft parking to rear. Conversion and reconfiguration of upper floors to form a single dwelling. Creation of 2 no. retail units to ground floor. Demolition of single storey building to east of the site. Alterations to existing auditorium walls and boundary treatments
Site Of Regent Cinema Broad Street Lyme Regis DT7 3JB

2. [P/LBC/2023/07513](#)
LISTED BUILDING CONSENT – Withdrawn on 14.03.24.
Proposed mixed-use re-development of derelict Regent Cinema, to create: 2 no. 4/5 bedroom semi-detached houses with under-croft parking to rear. Conversion and reconfiguration of upper floors to form a single dwelling. Creation of 2 no. retail units to ground floor. Demolition of single storey building to east of the site. Alterations to existing auditorium walls and boundary treatments
Site Of Regent Cinema Broad Street Lyme Regis DT7 3JB

**Lyme Regis Town Council
Planning Committee – 30 April 2024
Planning Decisions Received**

Town council comments in brackets

1. **P/HOU/2023/07289** (Decision date 11.03.24)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended approval)
Replacement of existing 1.8m timber fence with 1.8m stone wall. Construction of garden tool shed (Retain).
The Lawn Pound Street Lyme Regis Dorset DT7 3HZ
2. **P/HOU/2024/00222** (Decision date 11.03.24)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended approval)
Erect raised veranda with decking.
Little Court Penny Plot Lyme Regis Dorset DT7 3NE
3. **P/STA/2023/00081** (Decision date 28.03.24)
STATUTORY UNDERTAKER – RESPONSE GIVEN.
Replacement overhead lines
Electricity Sub Station Ozone Terrace Lyme Regis
4. **P/VOC/2024/00658** (Decision date 27.03.24)
VARIATION OF CONDITION – GRANTED (Recommended Approval)
Demolish garage, annex, WC, shed and removal of boundary wall. Erect 2No. dwellings with associated landscaping and create new access to highway including new dropped kerb. (with variation of condition 2 of planning application P/FUL/2022/03753 to incorporate rooflight to rear of the central plot).
10 Millgreen Court Lyme Regis DT7 3PJ
5. **P/HOU/2024/00830** (Decision date 05.04.24)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended Approval)
Erect single storey extension and new roof
Campions Haye Lane Lyme Regis DT7 3NH
6. **P/VOC/2024/00955** (Decision date 15.04.24)
VARIATION OF CONDITION – GRANTED (Recommended approval)
Erection of rear and side extension to existing dwelling. Existing driveway to be widened (with variation of condition 2 of planning permission P/HOU/2023/02527 to amend ground floor plan to create a garden room)
10 Windsor Terrace Lyme Regis DT7 3AN
7. **P/HOU/2024/00659** (Decision date 11.04.24)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended approval)
Loft Conversion with front and back dormers. Conversion of integral garage. Rendering of external walls.
Knapdale Haye Lane Lyme Regis DT7 3NG

8. **P/PASO/2024/01171** (Decision date 08.04.24)
PRIOR APPROVAL - ROOF MOUNTED SOLAR PV ON NON- DOMESTIC BUILDING – prior approval is not required. (Recommended approval)
Installation of 9 Photovoltaic Panels on Rear Slope of Malthouse Gallery to generate up to 3.9KW of electricity.
The Malthouse Mill Lane Lyme Regis Dorset DT7 3PU

9. **P/NMA/2024/01963** (Decision date 15.04.24)
NON MATERIAL AMENDMENT – GRANTED
Non-material amendment on Planning permission P/HOU/2023/02899 (Erect extension and internal alterations to existing bungalow) - Addition of 2 rooflights to south elevation.
Lymcroft Talbot Road Lyme Regis DT7 3BA

10. **P/FUL/2023/07288** (Decision date 18.04.24)
FULL PLANNING APPLICATION – GRANTED (Recommended Approval)
Erect public toilets/cafe and form a new vehicular access. Install ten electric vehicle charging stations.
Charmouth Road Park and Ride car park Charmouth Road Lyme Regis

**Lyme Regis Town Council
Planning Committee – 30 April 2024
Planning Correspondence**

1. **Highways Act 1980
Wildlife and Countryside Act 1981
Dorset Council (Footpath 1, Lyme Regis) Public Path Diversion Order 2024**
Under the provisions of the Highways Act 1980 and the regulations relating to it, I am enclosing a personal notice and a copy of the above order as made. These documents have been sent to you because the change in the rights of way might affect your land.

2. [P/TRT/2024/01956](#) (Received 9.4.24)
TREE WORKS APPLICATION
You are being notified for information purposes only.
G1 Mixed x 23 - Various tree works & felling as per description on plan submitted G2 Mixed x 7 – Fell.
Slopes Farm Roman Road Lyme Regis Dorset DT7 3HB

3. [P/NMA/2024/01963](#) (Received 11.4.24)
NON MATERIAL AMENDMENT
You are being notified for information purposes only.
Non-material amendment on Planning permission P/HOU/2023/02899 (Erect extension and internal alterations to existing bungalow) - Addition of 2 rooflights to south elevation.
Lymcroft Talbot Road Lyme Regis DT7 3BA

4. Linked below is a pre-application consultation letter and plans from Clarke Telecom in relation to their planned upgrade of the existing telecommunications installation at the Charmouth Road car park.
Dorset Council has invited this council to consider the proposals and to submit any comments.

[PRE-PLANNING APPLICATION CONSULTATION FOR PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CHARMOUTH ROAD LONGSTAY CARPARK, LYME REGIS, DT7 3DR \(NGR EASTING: 334415, NORTHING: 092556\)](#)

[Proposed Plans](#)

[CORNERSTONE CONSULTATION PLAN](#)

[Cornerstone Community Information Sheet - 5G Services](#)

[Safety Guidelines on electromagnetic fields from antennas](#)

[Health Summary](#)