



**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 S. Larcombe, 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 24 September 2024 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
17.09.24

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 3 September (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 13 August 2024 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 03.09.24

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.

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 13 AUGUST 2024**

Present:**Chairman:** Cllr G. Turner**Members:** Cllr S. Cockerell, Cllr S. Larcombe, Cllr P. May.**Officers:** M. Green (deputy town clerk), A. Shepherd (administrative assistant)**24/170/P Public Forum**

W. Davies, objected to application P/FUL/2024/04204 due to the proximity of the proposed development to neighbouring properties, because the futuristic design is not in keeping with the surrounding properties, water run off during peak deluge, and the reflective material proposed for the roof.

M. McLaren, objected to application P/FUL/2024/04204 due to the size of the proposed development, proximity to the boundaries of neighbouring properties and water run off during peak deluge.

24/183/P Apologies for Absence

Cllr C. Aldridge

24/184/P Minutes

Proposed by Cllr P. May and seconded by Cllr G. Turner the minutes of the meeting held on 23 July 2024 were **ADOPTED**.

24/185/P Disclosable Pecuniary Interests

There were none.

24/186/P Dispensations

There were none.

24/187/P Member planning recommendations

Noted.

24/188/P Matters arising from the minutes of the Planning Committee held on 23 July 2024.

There were none.

24/189/P Update Report

There were none.

1. **P/FUL/2024/03845 (Received 24.7.24)**
FULL PLANNING APPLICATION

Proposed mixed-use redevelopment of derelict Regent Cinema, to create: 2 no. 4/5 bedroom semi-detached houses with under-croft parking to rear (the 'auditorium') - conversion and reconfiguration of upper floors of remaining cinema building to form single dwelling - creation of 2 no. retail units to the ground floor of existing cinema building - demolition of single-storey building to east of the site - miscellaneous alterations to existing auditorium walls and boundary treatments.

Site Of Regent Cinema Broad Street Lyme Regis DT7 3JB

*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. The amended application also takes into consideration earlier recommendations from this committee.*

2. **P/LBC/2024/03852 (Received 24.7.24)**
LISTED BUILDING CONSENT

Proposed mixed-use redevelopment of the derelict Regent Cinema, to create: - 2 no. 4/5 bedroom semi-detached houses with under-croft parking to the rear (the 'auditorium') - conversion and reconfiguration of the upper floors of the remaining cinema building to form a single dwelling - creation of 2 no. retail units to the ground floor of the existing cinema building - demolition of single-storey building to east of the site - miscellaneous alterations to existing auditorium walls and boundary treatments

Site Of Regent Cinema Broad Street Lyme Regis DT7 3JB

*The town council **recommends approval** of the application because it is sympathetic to the Conservation Area heritage assets, meets modern day building regulation standards, and has no adverse impact on the integrity or appearance of the listed building or residential amenity of neighbouring properties. The amended application also takes into consideration earlier recommendations from this committee.*

3. **P/FUL/2024/04204 (RECEIVED 1.8.24)**
FULL PLANNING APPLICATION

Erect new dwelling with car port on garden west of Highlands
Highlands Greenway Lyme Regis DT7 3EY

*The town council **recommends refusal** of the application because the overbearing nature and scale of the proposed design is not in keeping with the character or scale of existing neighbouring properties. The proximity to the neighbouring property and the overbearing nature of the proposed development would result in a loss of residential amenity and an unacceptably adverse impact on the privacy of the neighbouring property.*

4. P/NMA/2024/03847 (RECEIVED 5.8.24)

NON MATERIAL AMENDMENT

Non material amendment to approved P/FUL/2023/05206 (Refurbishment and modifications to existing ground floor flat including demolition of rear corridor link and utility room and replacement with new) to not render the whole of the exterior front and keep the majority of it exposed to show the original stone.

Ground Floor Flat Cobb House 21 Marine Parade Lyme Regis DT7 3JF

*The town council **recommends refusal** of the application on the grounds that it is a significant change to the external appearance of the building and is therefore not nonmaterial. It should be the subject of a fresh application with the necessary consultations and publicity.*

24/191/P Amended/Additional Plans

There were none.

24/192/P Withdrawn Applications

There were none.

24/193/P Planning Decisions

Noted.

24/194/P Planning Correspondence

Noted.

The meeting closed at 19:40pm

DRAFT

**Lyme Regis Town Council
Planning Committee – 24 September 2024
Planning and Licensing applications**

- 1. P/LBC/2024/04817 (Received 4.9.24)**
LISTED BUILDING CONSENT
Installation of an air source heat pump on the south elevation
6 Coombe Street Lyme Regis DT7 3PY
- 2. P/HOU/2024/04816 (Received 4.9.24)**
HOUSEHOLDER PLANNING PERMISSION
Installation of an air source heat pump on the south elevation
6 Coombe Street Lyme Regis DT7 3PY
- 3. P/FUL/2024/04774 (Received 02.09.24)**
FULL PLANNING APPLICATION
Replace roof to include 2 no. rooflights on south roof slope. Partially re-open 3 no.
former windows on north elevation on single storey workshop.
Cemetery Lodge, Charmouth Road, Lyme Regis, DT7 3HH
- 4. P/LBC/2024/05123 (Received 16.09.24)**
LISTED BUILDING CONSENT
External repairs to rendered façade and perimeter stone walls.
9 Pound Street, Lyme Regis, DT7 3HZ
- 5. P/FUL/2024/04606 (Received 17.09.24)**
FULL PLANNING APPLICATION
Replacement of former timber construction balconies with new stainless steel and
glass.
Cloverdale Court, Anning Road, Lyme Regis, DT7 3ED

**Lyme Regis Town Council
Planning Committee – 24 September 2024
Planning Decisions**

- 1. P/NMA/2024/03847** (Decision date 7.8.24)
NON MATERIAL AMENDMENT – REFUSED (Recommended refusal)
Non material amendment to approved P/FUL/2023/05206 (Refurbishment and modifications to existing ground floor flat including demolition of rear corridor link and utility room and replacement with new) to not render the whole of the exterior front and keep the majority of it exposed to show the original stone
Ground Floor Flat Cobb House 21 Marine Parade Lyme Regis DT7 3JF
- 2. P/LBC/2024/03076** (Decision date 21.8.24)
LISTED BUILDING CONSENT – GRANTED (Recommended approval)
External works to replace windows, remedial works to roof and facias, installation of two roof lights to kitchen and replacement of existing render with lime render; internal works including replacement doors and windows, work to ceilings and plasterwork, damp proof course and membranes, rewiring, plumbing, replacement boiler and installation of log burner.
1 Georges Square Lyme Regis DT7 3PZ
- 3. P/VOC/2024/03320** (Decision date 15.8.24)
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 application P/FUL/2022/03753 to amend plans).
10 Millgreen Court Lyme Regis DT7 3PJ
- 4. P/FUL/2024/02934** (Decision date 9.8.24)
FULL PLANNING APPLICATION – GRANTED (Recommended approval)
Proposed Refurbishment of Back Garden of Ground Floor Flat at 21 Marine Parade, Lyme Regis.
Ground Floor Flat Cobb House 21 Marine Parade Lyme Regis DT7 3JF
- 5. P/HOU/2024/03224** (Decision date 2.9.24)
HOUSEHOLDER PLANNING PERMISSION – GRANTED (Recommended approval)
First floor side extension with pitched roof over existing single storey extension.
Rose House, Ferndown Road, Lyme Regis, DT7 3DN
- 6. P/LBC/2024/03076** (Decision date 21.8.24)
LISTED BUILDING CONSENT – GRANTED (Recommended approval)
External works to replace windows, remedial works to roof and facias, installation of two roof lights to kitchen and replacement of existing render with lime render; internal works including replacement doors and windows, work to ceilings and plasterwork, damp proof course and membranes, rewiring, plumbing, replacement boiler and installation of log burner.
1 Georges Square Lyme Regis DT7 3PZ

**Lyme Regis Town Council
Planning Committee – 24 September 2024
Correspondence from Dorset Council**

1. NEW CHANGES PROVIDE GREATER INVOLVEMENT FOR TOWN AND PARISH COUNCILS.

As you may be aware, at Dorset Council's Full Council meeting on 18 July, councillors voted to amend the Officer Scheme of Delegation in the Constitution to change the process for determining which planning applications are referred to Dorset Council's planning committees.

The changes can be summarised as follows:

- Major applications will automatically need to be referred to the planning committee if there is a representation from a Dorset Council Member or the Town/Parish Council which is contrary to the officer recommendation.
- For non-major applications, if there is a representation from a member or the Town/Parish Council which is contrary to the officer recommendation, then the Case Officer will need to contact the Chairman and Vice-Chairman of the relevant planning committee, for their decision as to whether the application should be referred to the planning committee.

These changes will enable Dorset Council to be a more open organisation and give ward members and Town/Parish councils a greater involvement in shaping which applications are considered by the planning committees, with the final decision resting with the chair of the relevant committee in applicable cases.

Please note that changes to the Officer Scheme of Delegation do not affect any consultations which have already begun at the time of Full Council (18 July 2024). The updated process will need to be followed for all decisions issued on/after 25 July 2024.

Planning applications - Comments from Town/Parish Councils need to:

1. Be received in writing within the 21-day consultation period (unless an extended period is agreed by the nominated office)
2. Include a material planning consideration. If a Town/Parish Council representation does not include this, the Scheme of Delegation will not be triggered because no material planning reasons were given.

[You can find the original report and watch the debate at Audit and Governance Committee here.](#)