



**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 the **Guildhall, Bridge Street, Lyme Regis** on Tuesday 28 January 2025 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
21.01.25

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 17 December 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 17 November 2024 and from the planning recommendations obtained by email following the cancelled meeting of the Planning Committee scheduled to take place on 07.01.25.

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

To note the withdrawn applications

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

There are none.

**LYME REGIS TOWN COUNCIL
PLANNING COMMITTEE
MINUTES OF THE MEETING HELD ON TUESDAY 17 December 2024**

Present:

Chairman: Cllr G. Turner

Members: Cllr A. Aldrige, Cllr S. Cockerell, Cllr M. Denney, Cllr S. Larcombe, Cllr P. May.

Officers: M. Green (deputy town clerk)

24/221/P Public Forum

G. Wells

Ms. Wells explained she was the architect and agent for 5 Overton Close. She explained the reasons for the discrepancy between the 'as drawn' and 'as built' ridge heights, something which she emphasised was a genuine and unintended mistake.

She felt that the change was modest and pointed out that the ridge height remained below the existing hedge between 4 and 5 Overton Drive and that No 4 was 3.8m higher than No 5.

She ran through the other elements of the application, including PV's, additional roof light, simplified and reduced landscaping and amended facing materials.

S. Offord

Mr. Offord of 4 Overton Close spoke against the application. He explained that the 'as built' height was higher than that shown in the previously refused application, something he considered to be a considerable breach of planning. The building was too large, too close and overlooked his property to such an extent that it had an adverse impact on his residential amenity.

G. Nokes

Ms. Noakes explained that she was the joint owner of 5 Overton Close. She spoke in support of the application and explained her regret for the discrepancy which had occurred and the upset this had caused to her neighbour.

She ran through various points in support of the application and explained the efforts which had been made to reduce the ridge height and to minimise any impact. She ran through a photomontage circulated to all members of the committee.

She felt the expanse of roofline in question was not significant and neither was it significantly overbearing. She explained the construction and the difficulty in making any changes to its height. She believed that it was reasonably distanced from her neighbour and was below the existing hedgeline which was, in fact, a treeline and one which had been retained at her neighbour's request.

24/222/P Apologies for Absence

There were none.

24/223/P Minutes

Proposed by Cllr P. May and seconded by Cllr S. Cockerell, the minutes of the meeting held on 26 November 2024 were **ADOPTED**.

24/224/P Disclosable Pecuniary Interests

There were none.

24/225/P Dispensations

There were none.

24/226/P Matters arising from the minutes of the Planning Committee held on 26 November 2024

There were none.

24/227/P Update Report

There were none.

24/228/P Planning and Licensing Applications

**1. P/VOC/2024/06786 (Received 4.12.24)
VARIATION OF CONDITION**

Erect a first floor extension to include balcony, front porch and associated works and landscaping (with variation of condition 2 of P/HOU/2023/00174 - to amend ridge height, include solar panels and amend landscaping scheme; and discharge condition 3 to agree external facing materials).

5 Overton Close Timber Hill Lyme Regis DT7 3HQ

Members discussed this application at some length and noted this council's recommendations of refusal in respect of the two previous applications relating to this property, including P/HOU/2023/00174, which included a ridge height lower than that 'as built and now sought through variation of condition.

Members were of the opinion that this council's position should remain consistent with that previously expressed and that Dorset Council, as planning authority, should determine how to deal with the 'as built' situation.

The town council reiterates its previous comments about earlier applications and recommends refusal of this application because the requested variation would be of an overbearing nature and scale, impact negatively on the residential amenity of adjoining properties in general and number 4 in particular and on the street scene and is not in keeping with the character or scale of existing properties in the area. It is noted the applied for variation is retrospective and for development 'as built' and it must be for the planning authority to determine how best to deal with this situation.

2. **P/HOU/2024/06665 (Received 19.11.24)**
HOUSEHOLDER PLANNING PERMISSION
Construction of dormer window in northwest slope of pitched roof.
44 Sherborne Lane Lyme Regis DT7 3NY

The town council recommends approval of the application because it is in accordance with the approved development plan, it does not involve material harm and doesn't compromise any important listed features.

3. **P/FUL/2024/06334 (Received 25.11.24)**
HOUSEHOLDER PLANNING PERMISSION
Retention of Shepherds Hut
Abbotswell Lyme Road Uplyme DT7 3TJ

The town council recommends approval of the application because it is in broadly in accordance with the approved development plan and any impacts are extremely minor in nature.

4. **P/CLE/2024/06857 (Received 29.11.24)**
CERTIFICATE OF LAWFULNESS
Certificate of lawfulness to continue existing use of a private dwelling relating to Coppers Cottage, referred to as Unit 3 in the original planning application 1/W/91/000629
Coppers Cottage, Rhode Barton Charmouth Road Lyme Regis DT7 3UE

Cllr P. May took the chair for consideration of this application and Cllr G. Turner took no part in the discussion and did not vote.

Members raised no concerns about the application although they had no specific evidence to offer.

24/229/P Amended/Additional Plans

There were none.

24/230/P Withdrawn Applications

Noted.

24/231/P Planning Decisions

Noted.

24/232/P Planning Correspondence

There was none.

The meeting closed at 7.43pm.

**Lyme Regis Town Council
Planning Committee – 28 January 2025
Planning and Licensing applications**

- 1. P/LBC/2024/07384 (Received 06.01.25)**
LISTED BUILDING CONSENT
Internal and external alterations to include re-rendering of front and rear facades; removal of suspended timber floor to ground floor; replacement window to first floor landing; removal of C20 wall boards; replacement of front door.
27 Coombe Street Lyme Regis DT7 3PP
- 2. P/VOC/2024/07392 (Received 02.01.25)**
VARIATION OF CONDITION
Siting of Chalets and Day Huts (retrospective) (with variation of condition 2 of planning permission WD/D/19/001974 to extend use of chalets until March 2030).
Monmouth Beach Chalets Monmouth Beach Lyme Regis DT7 3LE
- 3. P/HOU/2024/07389 (Received 10.01.25)**
HOUSEHOLDER PLANNING PERMISSION
Install rear exit to garden via roof terrace and steps with dormer above door.
Glen Andred The Coach House Colway Lane Lyme Regis DT7 3HE
- 4. P/VOC/2024/07517 (Received 15.01.25)**
VARIATION OF CONDITION
Demolish garage, annexe, 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 permission P/FUL/2022/03753 to install 2 no. roof lights to rear of plot 1).
10 Millgreen Court Lyme Regis DT7 3PJ
- 5. P/VOC/2024/06786 (Received 16.01.25)**
AMENDED PLANS
Erect a first-floor extension to include balcony, front porch and associated works and landscaping (with variation of condition 2 of P/HOU/2023/00174 - to amend ridge height, include solar panels and additional roof light and amend landscaping scheme; and discharge condition 3 to agree external facing materials).
5 Overton Close Timber Hill Lyme Regis DT7 3HQ
- 6. P/HOU/2025/00119 (Received 21.01.25)**
HOUSEHOLDER PLANNING PERMISSION
Installation of 14 solar PV panels on an existing flat roof
19A Broad Street Lyme Regis DT7 3QE

**Lyme Regis Town Council
Planning Committee – 28 January 2025
Withdrawn Applications**

1. **P/FUL/2024/06049** (Withdrawn date 18.12.24)
FULL PLANNING APPLICATION
Erect single storey side extension to chalet.
30 Ware Cliff Chalets Lyme Regis DT7 3LH

2. **P/LBC/2024/06666** (Withdrawn date 07.01.25)
LISTED BUILDING CONSENT
Construction of dormer window in northwest slope of pitched roof to enable installation of new staircase.
44 Sherborne Lane Lyme Regis DT7 3NY

3. **P/FUL/2024/05614** (Withdrawn date 13.12.24)
FULL PLANNING APPLICATION
Proposed air source heat pump.
Flat 1, 2 Silver Street Lyme Regis DT7 3HR

**Lyme Regis Town Council
Planning Committee – 28 January 2025
Planning Decisions**

1. **P/HOU/2024/06665** (Decision date 10.01.25)
HOUSEHOLDER PLANNING PERMISSION - GRANTED (Recommended Approval)
Construction of dormer window in northwest slope of pitched roof.
44 Sherborne Lane Lyme Regis DT7 3NY
2. **P/FUL/2024/04503** (Decision date 12.12.24)
FULL PLANNING APPLICATION - GRANTED (Recommended Approval)
Change of use of part of club parking area and retain outbuilding to use for the sale of hot food and drink.
Lyme Regis Football Club Charmouth Road Lyme Regis
3. **P/HOU/2024/05536** (Decision date 07.01.25)
HOUSEHOLDER PLANNING PERMISSION - GRANTED (Recommended Approval)
Erection of outbuilding. Installation of patio doors to replace existing window and replace existing door with window to rear elevation.
The Nest, 7 Sherborne Lane Lyme Regis DT7 3NY
4. **P/VOL/2024/06379** (Decision date 10.12.24)
VARIATION OF CONDITION - LISTED BUILDING CONSENT - GRANTED (Recommended Approval)
Various internal and external alterations including rear extension, replacement windows & roof lights & replacement balustrade (with variation of condition 2 to planning permission P/LBC/2021/05026 to amend the front door detail).
6 Coombe Street Lyme Regis Dorset DT7 3PY
5. **P/LBC/2024/06374** (Decision date 11.12.24)
LISTED BUILDING CONSENT – GRANTED (Recommended Approval)
Remove cement and sand render to wall on northwest elevation, replace any decayed timber lintels with oak lintels and cover exposed studs with timber laths where window has been infilled and render wall with lime render.
18 Broad Street Lyme Regis DT7 3QE
6. **P/ADV/2024/06047** (Decision date 12.12.24)
ADVERTISEMENT CONSENT - GRANTED (Recommended Approval)
Install non illuminated fascia and hanging sign.
41 Silver Street Lyme Regis DT7 3HR
7. **P/LBC/2024/05537** (Decision date 07.01.25)
LISTED BUILDING CONSENT - GRANTED (Recommended Approval)
External alterations to replace existing window with patio doors, and existing door with window to rear elevation; internal alterations to convert utility room into shower room.
The Nest 7 Sherborne Lane Lyme Regis DT7 3NY

8. **P/HOU/2024/06828** (Decision date 14.01.25)
HOUSEHOLDER PLANNING PERMISSION - GRANTED (Recommended Approval)
Alterations and refurbishment of existing dwelling and associated external works including driveway alterations.
11 Clappentail Park Lyme Regis DT7 3NB

9. **P/CLE/2024/06857 - GRANTED** (Decision date 15.01.25)
CERTIFICATE OF LAWFUL USE EXISTING (Recommended Approval)
Certificate of lawfulness to continue existing use of a private dwelling relating to Coppers Cottage, referred to as Unit 3 in the original planning application 1/W/91/000629.
Coppers Cottage Rhode Barton Charmouth Road Lyme Regis DT7 3UE

10. **P/FUL/2024/07270** (Decision date 21.01.25)
FULL PLANNING APPLICATION – GRANTED (Recommended Approval)
Change of use from mixed use shop/workshop with flat above to single dwelling house.
The Woodcraft Shop Pooles Court Lyme Regis DT7 3DD