



**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 11 March 2025 commencing at 7pm when the following business is proposed to be transacted:

John Wright
Town Clerk
04.03.25

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 28 January 2025 (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 28 January 2025

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 28 JANUARY 2025**

Present:

Chairman: Cllr G. Turner

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

Officers: M. Green (deputy town clerk), A. Shepherd (administrative assistant)

24/233/P Public Forum

G. Noakes

G. Noakes spoke in relation to planning application P/VOC/2024/06786. She believed there were errors in the draft minutes from the meeting held on 17 December 2024, she believed the council agreed on 'no comment' for the application and requested a copy of the audio recording. She also requested that the council listened back to the previous audio and made changes to the minutes accordingly.

G. Noakes referenced the comments provided to Dorset Council from ward member Cllr B. Bawden on 31 December 2024, stating that the majority of the comments had been made against a planning application that had already been approved previously. She believed this was not an impartial view of the variation of condition from a Dorset Council member and she felt that pressure had been put on to Lyme Regis Town Council, which resulted in the change from what she thought was 'no comment' to 'refused'.

She said in conclusion that she contested the draft minutes and requested a full review of the audio recording to be undertaken so the minutes from the meeting reflected what had transpired in the previous meeting.

G. Wells

G. Wells spoke in relation to planning application P/VOC/2024/06786 and was the architect for the scheme. She said there was no further changes to the application itself, the amendment was because the surveyor from Dorset Council took the spot level from a different point from which the existing spot level was taken from, resulting in a different outcome. She gave members a document showing the area surrounding the applicant's house, describing the differences in size and distances of the houses.

N. Offord

N. Offord spoke in relation to planning application P/VOC/2024/06786 and said she was against the application. She wanted to address the claim the agent made of making a mistake with her plans which culminated in the house being built too high. The mistake was noticed by their own surveyors in August 2024, and they immediately spoke to the builders, who carried on building despite being told it was built too high.

She also objected to the new metal gabion boundary that was erected around number 5 as it did not seem in keeping with the surrounding area.

She asked that the town council recommended to Dorset Council that the metal gabions outside number 5 be changed to something more sensitive to the area, such as hedgerow.

S. Offard

S. Offard spoke in relation to planning application P/VOC/2024/06786. He gave a short background to the application being originally refused, then approved despite the many objections, including one from the town council. He said the issue with the height of the building was raised with the agent and planners in 2024 and he believed a choice was made to carry on building after they had been made aware of the error in building height.

He said a covenant had been ignored, he noted there were no other houses in the close that had gone from a bungalow to a three-storey house. He objected because ENV 10, 12 and 16 had all been ignored, the building was too large and over dominant, and it did not fit the harmony of the area.

M. Noakes

M. Noakes spoke in relation to planning application P/VOC/2024/06786. He asked the members to remember they were only there to comment on the variation of condition and not the original application, which had already been approved and therefore it was not about the housework or metal gabions. He said the house was built to the correct size from the approved plans, and the issue with the height was down to a technical issue. The house was built no bigger as a result. He said the covenant, mentioned by Mr S. Offard, did not extend to 5 Overton Close and was not a planning matter.

24/234/P Apologies for Absence

Cllr M. Denney

24/235/P Minutes

Proposed by Cllr P. May and seconded by Cllr S. Larcombe the minutes of the meeting held on 17 December 2024 were **ADOPTED**.

24/236/P Disclosable Pecuniary Interests

There were none.

24/237/P Dispensations

There were none.

24/238/P Member planning recommendations

Noted.

24/239/P Matters arising from the minutes of the Planning Committee held on 17 December 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 were none.

24/240/P **Update Report**

There were none.

24/241/P **Planning and Licensing Applications**

**1. 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

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.

Cllr S. Cockerell abstained from voting.

**2. 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

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/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

The town council offer no comment on the grounds they are the landowner of the application.

4. 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

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.

5. 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

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/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

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.

24/242/P Amended/Additional Plans

Noted.

24/243/P Withdrawn Applications

Noted.

24/244/P Planning Decisions

Noted.

24/245/P Planning Correspondence

There were none.

The meeting closed at 8pm.

**Lyme Regis Town Council
Planning Committee – 11 March 2025
Planning and Licencing Applications**

1. **P/HOU/2025/00750** (Received 13.02.25)
HOUSEHOLDER PLANNING PERMISSION
Erect single storey front and rear extensions, internal alterations and form new driveway access.
Kingsbury Croft Sidmouth Road Lyme Regis DT7 3ES
2. **P/LBC/2025/00308** (Received 14.02.25)
LISTED BUILDING CONSENT
Remove existing render and re-render using lime
Benets Mill Green Lyme Regis DT7 3AQ
3. **P/HOU/2025/00894** (Received 19.02.25)
HOUSEHOLDER PLANNING PERMISSION
Erect two storey front extension and alteration to existing vehicle access.
Bonaventure House, Uplyme Road, Lyme Regis, DT7 3LS.
4. **P/FUL/2025/00488** (Received 20.02.25)
FULL PLANNING APPLICATION
Demolition of domestic garage and shed, replacement with dwelling.
St. Martins cottage, West Hill Road, Lyme Regis, DT7 3LW.
5. **P/CLP/2024/07130** (Received 24.02.25)
CERTIFICATE OF LAWFUL USE PROPOSED
Fair Winds is a single-family dwelling. Current living space on the ground floor is limited. A small rear extension will improve greatly to family comfort.
Fair Winds, West Hill Road, Lyme Regis, DT7 3LW.

**Lyme Regis Town Council
Planning Committee – 11 March 2025
Withdrawn Applications**

1. **P/HOU/2025/00119** (Withdrawn on 04.02.25)
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 – 11 March 2025
Planning Decisions**

- 1. P/NMA/2025/00570** (Decision date 04.02.25)
NON-MATERIAL AMENDMENT - REFUSED
Erection of single storey extensions and formation of dormers in roof (Non material amendment to amend plans to planning permission P/HOU/2022/02503)
10 Highcliff Road Lyme Regis DT7 3EW
- 2. P/CLP/2025/00527** (Decision date 04.02.25)
CERTIFICATE OF LAWFUL USE PROPOSED – REFUSED
New dormer to rear of house. New rooflights to front and rear of house. New front door placement. New open porch to front door. Insulation of unheated space (utility). Associated internal modifications
10 Highcliff Road Lyme Regis DT7 3EW (Shown edged red on the attached plan)
- 3. P/VOC/2024/07392** (Decision date 10.02.25)
VARIATION OF CONDITION – GRANTED
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
- 4. P/VOC/2024/07517** (Decision date 20.02.25)
VARIATION OF CONDITION – GRANTED (Recommended Approval)
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/LBC/2024/07326** (Decision date 20.02.25)
LISTED BUILDING CONSENT – REFUSED (Recommended Approval)
Change of use of ground floor to residential and accompanying repairs internally and externally
Guildhall 6 Bridge Street Lyme Regis DT7 3QA