

**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.

24/190/P Planning and Licensing Applications

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 non material. 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