

**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 hedge line 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.