

Council Offices, Commercial Road, Weymouth, Dorset, DT4 8NG

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**MEETING:** Planning & Licensing Committee

**DATE & TIME**: Tuesday 2 July 2019 at 7.00pm

**PLACE:** Council Offices, Commercial Road, Weymouth DT4 8NG

**Present:**

**Councillors**

Lucy Hamilton (C)

Tim Griffiths

Trefor Morgan

Christine James (VC)

Oz Kanji

David Mannings

 Graham Winter

 Michael Frost

 Jan Bergman

**Officers**

Jane Biscombe

Niki Ayles

**0024 Apologies for Absence**

Apologies were approved from Cllr Brookes and Cllr Orrell.

**0025 Declaration** **of Interests**

There were no declarations of interest.

**0026 Minutes of the last meeting**

Cllr Mannings asked whether any action has been taken regarding the impact in footpaths from the proposed development at 61 Bowleaze Cove. The Town Clerk explained that the matter has been passed to Dorset Council as part of Weymouth Town Council’s representation. However, the Town Clerk will follow this up by contacting the Rights of Way team at Dorset Council.

The minutes of the last meeting held on 18 June 2019 were agreed as a true record and duly signed.

**0027 Public Participation**

**Marchesi House:**

Cllr Barrow raised concerns on behalf of the community regarding the proposed development at Marchesi House. The community understand the need for housing. However, there is real concern regarding over-development of the site and over one hundred objections have been received. The scheme remains unchanged, with the same number of properties being proposed. The proposed buildings have a very domineering presence overlooking existing properties and the new development does not fit in well. The community also has concerns regarding the demand for one-bedroom properties. The site is accessed via several residential roads and construction and school traffic is an issue. Once occupied, all traffic to the site will be via existing roads therefore creating noise and pollution, and it is felt that access should be via a road at the bottom of the site. There is also no bus service in Southill, therefore residents will have to use cars. The community wants the development to be more in keeping with the surroundings, and with better access.

Cllr Gray also raised concerns regarding the development at Marchesi House. There are concerns regarding density. The development shows a density of 77 houses per hectare whereas current housing shows a density of less than 20 houses per hectare. Additionally, there are concerns regarding access to the development by new residents, and it is felt that a solution could be to have an access road behind the John Gregory public house or at the bottom of the site. Whilst the flats in the first corner will be sunk, the second will be very high and the community is asking the developers to come back with something more akin to Southill.

**Chesterfield Place:**

Two members of the public raised concerns, on behalf of the residents of Prospect Place, regarding the proposed development at Chesterfield Place. The planning application for the development of Chesterfield Place was initially refused. Should planning permission be granted the gravel lane which runs along the frontages in Prospect Place will become the access road to the site. Of the twelve houses in Prospect Place, ten are against the development and nine are against the gravel lane being used as the access road. The two remaining houses are owned by the owner of the land and somebody with a vested interest. Prospect Place is a good community and in 1989 residents fought to prevent the gravel lane form development and took on maintenance of the lane. The new development shows 54 parking spaces. Eleven parking spaces are being allocated to the residents of the twelve houses in Prospect Place and there are concerns regarding where the others will park. There are also concerns regarding the through traffic of 54 cars as well as delivery vans and visitors to new residents, and concerns regarding where the residents of Prospect Place will park as the development is built. Visibility on to Dorchester Road from Prospect Place is poor. Palmer Homes also own the field to the North of the site and there are therefore concerns regarding this site being developed in the future. The houses in Prospect Place do not have deep foundations and there are concerns that construction traffic may damage these. Additionally, residents are concerned that they may end up paying for improvements that they do not want if the access road is adopted.

Prospect Place has remained mainly untouched, which is the way that residents like it. It is on the edge of the South Dorset Ridgeway and an Area of Outstanding Natural Beauty (AONB). The proposed development is in a conservation area and on agricultural land. Historic footpaths and walls are at risk of being destroyed and planning permission would be required to do so. Residents feel that Palmer Homes profits will be at the cost of residents’ wellbeing and that open spaces are being swallowed up by developers. There is a strong sense of feeling, with over ninety objections to the original application. Further meetings are to be held and further objections are expected. Because residents have taken on the lane they have control over it and the only person who can dispute this is the owner. However, the owner of the lane is unknown.

**Weston Road:**

Cllr Wakeling spoke to his email previously circulated to Members prior to the meeting, on behalf of the residents of Garibaldi Row regarding the proposed development in Weston Road. In summary, residents are concerned regarding overlooking, loss of privacy, visual appearance and height, parking and a loss of daylight/sunlight. A shorter block may have less of an impact but in the winter residents of Garibaldi Row would have little sunlight. The wall is not listed but is old and residents would like a commitment to protect it. The developer has offered to shorten the wall for road safety reasons. The ten parking spaces shown will in fact only be six spaces as four on-road spaces are being lost. The full proposal, including Marsh Road garages is for 34 one-bedroom flats, each under 400 square feet.

**0028 Planning Applications**

Resolved: that the following comments be forwarded to Dorset Council.

| Plan No. | Details | Comment |
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| [WP/19/00430/VOC](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35959&prevPage=inTray) | 66 Elwell Street, Weymouth, DT3 5QF | Proposer: Cllr WinterSeconder: Cllr MorganUnanimousNo objection |
| [WP/19/00427/LBC](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35956&prevPage=inTray)  | Top Flat, 32 Park Street, Weymouth, DT4 7DQ | Proposer: Cllr KanjiSeconder: Cllr MorganUnanimousNo objection |
| [WP/19/00428/LBC](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35957&prevPage=inTray) | Middle Flat, 32 Park Street, Weymouth, DT4 7DQ | Proposer: Cllr KanjiSeconder: Cllr MorganUnanimousNo objection |
| [WP/18/00914/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_29406&prevPage=inTray) | Marchesi House, Poplar Close, Weymouth, DT4 9UN | Proposer: Cllr JamesSeconder: Cllr BergmanUnanimousWhilst the Council welcomes development it objects to these proposals on the following grounds:* Highways impact and traffic generation
* Visual appearance. The design is not in keeping with the surroundings.
* Overshadowing and loss of outlook
* Loss of Privacy
* Layout and design
* Density
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| [WP/19/00472/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_36012&prevPage=inTray) | McDonalds Restaurant, 1 Jubilee Close, Weymouth, DT4 7BG | Proposer: Cllr KanjiSeconder: Cllr GriffithsUnanimousThe Council has no objection to this proposal providing that it does not add to the existing odour from the restaurant. |
| [WP/19/00463/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_36000&prevPage=inTray) | Flat 6, 101 The Esplanade, Weymouth, DT4 7EA | Proposer: Cllr ManningsSeconder: Cllr WinterUnanimousNo objection |
| [WP/19/00384/LBC](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35910&prevPage=inTray)  | Flat 6, 101 The Esplanade, Weymouth, DT4 7EA | Proposer: Cllr ManningsSeconder: Cllr WinterUnanimousNo objection |
| [WP/19/00418/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35947&prevPage=inTray) | 13 St Thomas Street, Weymouth, DT4 8EW | Proposer: Cllr HamiltonSeconder: Cllr FrostMajority with one abstentionNo objection |

| [WP/19/00252/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35508&prevPage=inTray) | Thornlow Preparatory School, Connaught Road, Weymouth, DT4 0SA | Proposer: Cllr MorganSeconder: Cllr FrostUnanimousThe Council objects to this proposal on the following grounds:* Design, visual appearance and materials
* Conservation
* Traffic generation and parking

The Council notes the comments of the Conservation Officer. |
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| [WP/19/00480/OUT](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_36035&prevPage=inTray) | Marsh Road Garage, Marsh Road, Weymouth, DT4 8JD | Proposer: Cllr HamiltonSeconder: Cllr WinterUnanimousThe Council has no objections to this proposal but has concerns regarding parking, mix of properties and density. |
| [WP/19/00438/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35971&prevPage=inTray) | 18 Grove Avenue, Weymouth, DT4 7RA | Proposer: Cllr WinterSeconder: Cllr JamesUnanimousNo objection |
| [WP/19/00456/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35990&prevPage=inTray) | 201 Chartwell, Weymouth, DT4 9SP | Proposer: Cllr JamesSeconder: Cllr MorganUnanimousNo objection |
| [WP/19/00444/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35977&prevPage=inTray) | 19 Forehill Close, Weymouth, DT3 6DS | Proposer: Cllr ManningsSeconder: Cllr MorganUnanimousNo objection |
| [WP/19/00476/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_36028&prevPage=inTray) | Site Of, 8-10 Dorchester Road, Weymouth | Proposer: Cllr HamiltonSeconder: Cllr MorganUnanimousThe Council has no objections to this proposal but would query the density and mix of properties. The Council is pleased with the cycle sheds proposed. |

| [WP/19/00496/OUT](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_36227&prevPage=inTray) | Land At Chesterfield Place, Weymouth, DT3 5LY | Proposer: Cllr WinterSeconder: Cllr KanjiUnanimousThe Council objects to this proposal on the following grounds:* Traffic generation and associated risk to the public, particularly dog walkers
* Noise and disturbance
* Impact of vibration and noise on existing properties
* Highways/Safety
* The site is in a conservation area and a AONB
* Negative impact on nature conservation
* Lack of Parking
* Design/visual appearance/materials which are not in keeping with the historic Prospect Place
* Possible archaeological impacts
* Loss of important green space
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| [WP/19/00479/OUT](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_36033&activeTab=summary) | Storage Land And Premises, Weston Road, Weymouth | Proposer: Cllr JamesSeconder: Cllr WinterUnanimousThe Council objects to this proposal on the following grounds:* Overlooking/loss of privacy
* Visual appearance – the proposed buildings are too high and will dominate the area
* Congestion and traffic generation
* Loss of daylight/sunlight
* Parking – only 6 additional parking spaces for 14 new flats
* Impacts on the historic stone wall
* No appreciation of the links to the additional adjacent development. They need to be viewed together.
* The Council would like to see more 2 bedroom units
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| [WP/19/00388/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35914&prevPage=inTray) | 17 Doncaster Road, Weymouth, DT4 9JQ | Proposer: Cllr JamesSeconder: Cllr WinterUnanimousNo objection |
| [WP/19/00445/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35978&prevPage=inTray) | Council Offices, North Quay, Weymouth, DT4 8TA | Proposer: Cllr HamiltonSeconder: Cllr JamesMajority with one abstentionNo objection |
| [WP/19/00230/FUL](https://planning.dorset.gov.uk/public-access/propertyDetails.do?keyVal=PROPLPI_1027592_1&activeTab=summary) | Manor Barn, Stottingway Street, Weymouth, DT3 5QA | This application was deferred until the next meeting as no documents were displaying on the Planning Portal. The Council would query what the amendment is. |

**0029 Licensing, Enforcement, Appeals & Phone Masts**

None

**0030 Other development consultations**

Sutton Poyntz Neighbourhood Plan:

Cllr Morgan left the meeting briefly during this item.

Proposer: Cllr Bergman

Seconder: Cllr James

Unanimous

Members of the Committee support this process and are pleased to hear about the comprehensive consultation. The Council notes support from the Weymouth Civic Society and looks forward to sharing best practice as Weymouth develops its own Neighbourhood Plan.

**0031 – Emergency items**

| [WP/19/00374/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_35898&prevPage=inTray) | 3 Furzy Close, Weymouth, DT3 6RX | Proposer: Cllr ManningsSeconder: Cllr KanjiMajority with one abstentionNo objection |
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Meeting closed at 8.48 pm.