

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

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**Minutes of Meeting**

**MEETING:** Planning & Licensing Committee

**DATE & TIME**: Tuesday 12th November 2019 at 7.00pm

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

**Present:**

**Councillors**

Lucy Hamilton (C)

Jan Bergman

David Mannings

Michael Frost Oz Kanji

Ann Weaving

Graham Winter

Trefor Morgan

Jon Orrell

**Officers**

Niki Ayles

Jane Biscombe

**P0095 Apologies for Absence**

Apologies were approved from Cllr Griffiths.

Cllr Weaving acted as Vice-Chair in Cllr James’ absence.

**P0096 Declaration** **of Interests**

There were no declarations of interest.

**P0097 Minutes of the last meeting**

Resolved:

Proposer: Cllr Winter Seconder: Cllr Orrell

Members voted by a majority of eight, with one abstention, to agree the minutes of the last meeting as a true record and these were duly signed.

**P0098 Public Participation**

**WP/19/00743/FUL 56 Preston Road, Weymouth**

Five residents addressed Councillors regarding the proposed development at 56 Preston Road.

Concerns included overlooking of existing properties by the proposed development, the close proximity to existing properties and the height of the proposed development, overshadowing, loss of sunlight and daylight, and loss of privacy. Residents were concerned that this is over development with complete disregard for neighbours and the surrounding area. There is little opportunity for people not wishing to live in a flat to buy a property on Preston Road. There are also concerns regarding loss of trees, which are important especially in a residential area, extra cars crossing the pavement on to a busy road and further danger to pedestrians and cyclists.

One member of the public was particularly concerned about the wellbeing and mental health of her parents who live in close proximity to the proposed development as it will spoil the privacy that they hoped to enjoy in their latter years and that helps manage anxiety.

One resident was concerned that the planning application states that the property next door to the proposed development, of which she is a tenant, has planning permission for six flats. Her landlord has contacted Councillors and his solicitor because the planning permission has lapsed and he has confirmed that he does not intend to build on the site.

Another resident was not against flats but failed to see the point of knocking down a house to build them. He noted that Weymouth Town Council recently objected to a retail development on Mercery Road, one of the reasons being because the site is identified as a key employment site. However, he felt that professionals employed on such a site would look to live in the existing houses rather than small flats.

Residents also raised concerns regarding the flood risk should more concrete surfaces be added as flooding occurred on Preston Road this week after the recent heavy rain.

Cllr Hamilton read the following from a member of the public who was unable to attend the meeting:

“The development is to our south, we will lose our sunlight behind this proposed building. The roof heights will be vastly different. Our privacy will be compromised completely, we will be over looked and be seen directly into our 4 windows, 2 in our sitting room and 2 on our first floor bedrooms, master bedroom and child’s bedroom. It has also been stated in the developers design and access statement that our home is ‘approved flatted development’. This is a lie. We do not have current planning and have not pursued this. Our home has also been mentioned many times as an approved block of 6 flats, to be clear, this was achieved by the previous owners (pre2008) and something we do not want to do, the developer has put this information so it can be publicly viewed and this has caused us much distress.”

Cllr Hamilton read a statement from Cllr Tony Ferrari, this included “I am concerned as to the content of this application. The applicant has stated that there is a planning application for the adjacent property. There was an application, I believe in 2008, which has now lapsed. It is now used as a private dwelling. The application implies that it is adjacent to another block of flats, it is not.” Objections included; out-of-scale, size (a wall to wall block of building across the whole plot), overlooking and loss of privacy, shading/loss of daylight and highway safety.

Cllr Hamilton explained the Weymouth Town Council acts as a consultee and does not make the decision but hears from residents and their comments inform the Committee’s views. The comments of Weymouth Town Council regarding material planning considerations will be posted on the DC Planning Portal following the meeting. If what Weymouth Town Council says goes against what the Planning Officer is likely to recommend, the application naturally goes forward as a possible Committee item at the Dorset Council Planning Committee. Residents are strongly encouraged to input their comments on to the Dorset Council Planning Portal.

Members voted to consider the planning application at this point in the meeting. Please see minute number P0099 below.

**Request for Road Safety Improvements on Longfield Road at the junction of Rodwell Road**

A local resident informed Councillors that nearly 50 signatures have been collected requesting that action. In addition to the request for the double yellow lines and a mirror, residents suggested a 20mph speed limit. Parking is an issue on Longfield Road with people parking over disabled access and there is no control of this at all. There are also concerns regarding emergency service vehicles as they have problems accessing Longfield Road.

Cllr Hamilton explained that the Committee is unable to consider a 20mph speed limit but this is something that needs to be investigated as a sensitive point. Jane Biscombe added that it is not within Weymouth Town Council’s gift to approve works, but to forward these to Dorset Council for action if in support of the works.

Members voted to consider the item at this point in the meeting. Please see minute number P0102 below.

**P0099 Planning Applications**

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

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| Plan No. | Location | Comments |
| [WP/19/00635/RES](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_36832&activeTab=summary) | Curtis Field Land South Of, Chickerell Road, Weymouth | Members agreed unanimously to defer consideration of this application to a future meeting.  Proposer: Cllr Hamilton  Seconder: Cllr Winter  Unanimous |
| [WP/19/00693/RES](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37195&activeTab=summary) | Curtis Fields Land South Of, Chickerell Road, Weymouth | Members agreed unanimously to defer consideration of this application to a future meeting.  Proposer: Cllr Hamilton  Seconder: Cllr Winter  Unanimous |
| [WP/19/00777/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37631&activeTab=summary) | Cedarwood Grange, 6 Cranford Avenue and Woodland Grange, 1B St George’s Avenue, Weymouth | The Council has no objection.  Proposer: Cllr Winter  Seconder: Cllr Orrell  Unanimous |
| [WP/19/00788/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37644&activeTab=summary) | Land East of, 121 Louviers Road, Weymouth | The Council has no objection.  Proposer: Cllr Weaving  Seconder: Cllr Mannings  Unanimous |
| [WP/19/00787/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37643&activeTab=summary) | 17 Osprey Road, Weymouth, DT4 9BU | The Council has no objection.  Proposer: Cllr Frost  Seconder: Cllr Kanji  Unanimous |
| [WP/19/00789/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37645&activeTab=summary) | 9A Spa Road, Weymouth, DT3 5EN | The Council has no objection.  Proposer: Cllr Kanji  Seconder: Cllr Mannings  Unanimous |
| [WP/19/00743/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37541&activeTab=summary) | 56 Preston Road, Weymouth, DT3 6QA | The Council objects on the following grounds:  Highway safety, traffic generation, loss of important trees, parking, loss of daylight/sunlight, scale of the building, overshadowing, noise and disturbance from use, risk of flooding, overlooking and loss of privacy, nature conservation, disabled persons access. It is noted that the previous planning decision relied upon has lapsed. |

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|  |  | It is acknowledged that as a consultee Weymouth Town Council has to recognise that this is within the development boundary for housing. The government expects developers, councils and communities to work together but a balance has to be struck. The Biodiversity Mitigation statement has been published and stipulates the replacement of trees should the development go ahead. There is a policy that the Council looks constructively at development but Weymouth Town Council objects to it for all the reasons residents have quoted.  Proposer: Cllr Bergman  Seconder: Cllr Mannings  Unanimous |
| [WP/19/00790/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37646&activeTab=summary) | Land West of, 49 Bridlebank Way, Weymouth | The Council has no objection. It is noted that the proposed development is in keeping with the area.  Proposer: Cllr Weaving  Seconder: Cllr Frost  Unanimous |
| [WP/19/00884/DOM](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37744&activeTab=summary) | 16 Coronation Road, Weymouth, DT3 5ET | The Council has no objection.  Proposer: Cllr Kanji  Seconder: Cllr Frost  Unanimous |
| [WP/19/00584/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_36509&activeTab=summary) | 24 Harebell Drive, Weymouth, DT3 6FQ | The Council objects on the grounds of fire risk and scale.  Proposer: Cllr Weaving  Seconder: Cllr Winter  Unanimous |
| [WP/19/00802/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37658&activeTab=summary) | Land North Of, 43-59 Portmore Gardens, Weymouth | The Council has no objection subject to a reduction in the number of properties to four flats and cycle and pedestrian access to the Rodwell Trail being reinstated.  Proposer: Cllr Orrell  Seconder: Cllr Winter  Unanimous |
| [WP/19/00819/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37677&activeTab=summary) | 3 Hornbeam Close, Weymouth, DT4 9UJ | The Council has no objection.  Proposer: Cllr Winter  Seconder: Cllr Frost  Unanimous |
| [WP/19/00807/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37663&activeTab=summary) | Flat 1A, Barrodene, Grosvenor Road, Weymouth, DT4 7QL | The Council has no objection.  Proposer: Cllr Hamilton  Seconder: Cllr Winter  Unanimous |
| [WP/19/00304/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_35729&activeTab=summary) | 9 Melcombe Avenue, Weymouth, DT4 7TH | The Council has no objection.  Proposer: Cllr Hamilton  Seconder: Cllr Morgan  Unanimous |
| [WP/19/00821/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37679&activeTab=summary) | 26 Bryn Road, Weymouth, DT4 0NP | The Council has no objection.  Proposer: Cllr Hamilton  Seconder: Cllr Weaving  Unanimous |
| [WP/19/00762/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37613&activeTab=summary) | Sutton Road Evangelical Church, Sutton Road, Sutton Poyntz, Weymouth, DT3 6LN | The Council has no objection.  Proposer: Cllr Frost  Seconder: Cllr Kanji  Unanimous |

**P00100 Licensing, Enforcement, Appeals & Phone Masts**

**Notification of Appeal: WP/19/00496/OUT (Land at Chesterfield Place, Weymouth, DT3 5LY)**

Members were asked to consider the appeal lodged by the applicant following the non-determination of the application by Dorset Council within eight weeks.

Resolved:

Proposer: Cllr Hamilton Seconder: Cllr Bergman

Members voted unanimously for the Council’s previous comments to remain as they are.

**P00101 Other development consultations**

None

**P0102 Traffic Calming and Parking Restriction Requests from the public:**

**Request for Road Safety Improvements on Longfield Road at the junction of Rodwell Road**

Members were asked to consider a request by residents for the double yellow lines at the junction of Longfield Road and Rodwell Road to be extended to at least six metres in to Longfield Road, and for mirrors to be installed on Rodwell Road in order to increase driver visibility when exiting Longfield Road on to Rodwell Road. In addition, residents are also requesting a 20mph speed limit in the area. Dorset Council have advised that they do not permit mirrors on the public highway.

Resolved:

Proposer: Cllr Morgan Seconder: Cllr Bergman

Members voted unanimously to support residents request for the existing double yellow lines on Longfield Road, at the junction of Rodwell Road, to be extended to at least six metres.

With regards to residents’ speed-related request, a Community Speed Watch should be undertaken by residents for a period of six months prior to any such request being made, and details of how to go about this will be provided by WTC.

**P00103 Emergency items**

None

The meeting closed at 8.25 pm.