

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

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**Minutes of Meeting**

**MEETING:** Planning & Licensing Committee

**DATE & TIME**: Tuesday 10th December 2019 at 7.00pm

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

**Present:**

**Councillors**

Lucy Hamilton (C)

David Mannings

Christine James (VC)

Michael Frost Jan Bergman

Graham Winter

Jon Orrell

Trefor Morgan

Kevin Brookes

**Officers**

Niki Ayles

**P00113 Apologies for Absence**

Apologies were approved from Cllr Griffiths, Cllr Weaving and Cllr Kanji.

**P00114 Declaration** **of Interests**

There were no declarations of interest.

**P00115 Minutes of the last meeting**

Members felt that reasons for absence should not be detailed in the minutes due to the potential sensitivity of some absences. The need for this detail will be clarified with the Town Clerk.

Resolved:

Members voted unanimously to agree the minutes of the last meeting as a true record and these were duly signed.

**P00116 Public Participation**

**WP/19/00273/RES, WP/19/00635/RES & WP/19/00693/RES Curtis Fields Land South of, Chickerell Road, Weymouth:**

A member of the public was concerned about problems with using the Dorset Council website and lack of transparency, for example with the dates listed and with annotation of footpaths. He was also concerned about lack of transparency with regards to issues in accessing the site.

Cllr Hamilton explained that the planning permission granted in 2016 was “outline” planning permission and there were matters reserved such as access, layout, appearance and scale. The permission granted in 2016 was given subject to later approval of those matters. It also stipulated that those applications had to be made within three years of the outline planning permission being granted. The list of dates given on the planning portal are planning department internal records regarding the legal stages they have to go through. The Town Council is now able to interact much more openly and freely with developers and builders, and if local residents wish to meet with Betterment Properties to go over the plans, that may be possible.

Curtis Fields applications were later discussed by Committee. Please see minute number P00117 below.

**WP/19/00736/FUL 55 Rodwell Road, Weymouth, DT4 8QY:**

This application was originally considered by the Committee on 29th October 2019 but it was felt that insufficient information had been provided. Further information had been received and therefore the application was being considered again this evening as an emergency item.

The applicant addressed Members and presented a history of planning at this site. He was actively engaging with Dorset Council. The question of whether a five-year temporary permission or full consent would be considered was under discussion by the applicant and Dorset Council.

Members agreed to consider the application at this point in the meeting. Please see minute number P00122 below.

**Request for Traffic Regulation Order (TRO) in Melcombe Avenue, Weymouth:**

A member of the public addressed Members and explained that he lives in Greenhill Court which has twelve flats, with residents using mobility scooters and cars. The building has ample car parking for residents, visitors and tradesmen. There is a large motorhome parked permanently on Melcombe Avenue, outside of Beach Court, which is a hazard to everyone entering and leaving the flats, and residents are concerned that a fatal accident could easily occur. If the parking restrictions were the same as the rest of Melcombe Avenue, the risk of an accident could be avoided.

The request from residents was supported by Cllr Orrell, Ward Councillor, who reported that it is difficult to see traffic approaching from the left as you emerge from the flats. The parking of the motorhome is inconsiderate and unhelpful, and restrictions would be useful. Cllr Orrell felt that a two-hour restriction would be appropriate as people park in the area in order to attend hospital appointments.

Members agreed to consider the request at this point in the meeting. Please see minute number P00120 below.

**Installation of Gas Central Heating in Listed Buildings:**

Members agreed to consider the item at this point in the meeting. Please see minute number P00121 below.

**P00117 Planning Applications**

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

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| Plan No. | Location | Comments |
| [WP/19/00273/RES](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_35633&activeTab=summary) | Location: Curtis Fields Land South of, Chickerell Road, Weymouth | The Council has no objection subject to access roads for pedestrians and cyclists being wide enough, and that it improves on access for pedestrians and cyclists so that routes are not just east to west but that there is a network across the site. Roads should be accessible to public transport and a transport plan should be in place. The Council notes the planning obligation to retain trees and hedges on the site, and this is also referenced by planning policy number WEY10. We note with dismay that the road aims at an existing tree on the site, and the Council questions whether the tree needs to be destroyed. The Council also notes the requirement to meet flood development recommendations. The Council welcomes this addition to housing stock.  Proposer: Cllr Hamilton  Seconder: Cllr James  Unanimous |
| [WP/19/00635/RES](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_36832&activeTab=summary) | Curtis Fields Land South of, Chickerell Road, Weymouth | Following discussion Cllr Hamilton proposed that she writes to the developer with further questions before this application is considered fully by this Committee and its comments uploaded to the planning portal. This was unanimously agreed by Members.  It was noted that the application has attracted a number of comments from residents, with the bulk referring back to the original masterplan which envisaged road access to be limited to a block of properties in that corner of the development through Markham Avenue. |
|  |  | There are also concerns regarding drainage on this corner of the development. Residents continue to express concern about the biodiversity which Dorset Council has a legal responsibility to protect. WEY10 envisages the rising land to one side of the site as public open space, which is positive, and the Council needs to work with the developer to put together a positive management plan for that.  Cllr Orrell requested that the developer makes all walking and cycle routes three metres wide.  The Council wishes to understand what has changed between the maps provided and wants clarity regarding the length of the road and the route and treatment of the cycle track. The Council also wants further information about access for pedestrians and cyclists, and whether through routes will be provided for them, and also wishes to know more about infrastructure and flooding, and would like to look at having native planting on open public spaces within the development. The Council supports social housing provision as part of the development, and seeks confirmation that any social housing is built to the same standard as other properties. |
| [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 to defer consideration of this application until a future meeting, with the agreement of the Planning Officer. |
| [WP/19/00865/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37723&activeTab=summary) | 6 Marley Close, Weymouth, DT3 6DH | The Council has no objection.  Proposer: Cllr Winter  Seconder: Cllr Morgan  Unanimous |
| [WP/19/00877/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37737&activeTab=summary) | 41 St Andrews Avenue, Weymouth, DT3 5JS | The Council has no objection.  Proposer: Cllr Hamilton  Seconder: Cllr Frost  Unanimous |
| [WP/19/00874/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37734&activeTab=summary) | 49 Fisherbridge Road, Weymouth, DT3 6BT | The Council has no objection.  Proposer: Cllr Winter  Seconder: Cllr James  Unanimous |
| [WP/19/00875/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37735&activeTab=summary) | 608 Dorchester Road, Weymouth, DT3 5LH | The Council has no objection.  Proposer: Cllr Hamilton  Seconder: Cllr Bergman  Majority decision of eight in favour with one against. |
| [WP/19/00876/ADV](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37736&activeTab=summary) | 608 Dorchester Road, Weymouth, DT3 5LH | The Council has no objection.  Proposer: Cllr Hamilton  Seconder: Cllr Bergman  Majority decision of eight in favour with one against.  Cllr Morgan’s concerns regarding the aesthetics of the signage were noted. |
| [WP/19/00859/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37717&activeTab=summary) | 57 Spa Road, Weymouth, DT3 5EP | The Council has no objection subject to the comments of the Senior Archaeologist.  Proposer: Cllr Brookes  Seconder: Cllr Morgan  Unanimous |
| [WP/19/00853/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37711&activeTab=summary) | 11A Melcombe Avenue, Weymouth, DT4 7TH | The Council has no objection.  Proposer: Cllr Hamilton  Seconder: Cllr Orrell  Unanimous |
| [WP/19/00851/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37709&activeTab=summary) | Melcombe Court, 2 Melcombe Avenue, Weymouth, DT4 7TH | The Council has no objection.  Proposer: Cllr Winter  Seconder: Cllr Orrell  Unanimous |
| [WP/19/00716/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37285&activeTab=summary) | 38 The Ridgeway, Upwey, Weymouth, DT3 5QQ | The Council has no objection subject to the comments of the Conservation Officer.  Proposer: Cllr Winter  Seconder: Cllr Morgan  Majority decision with seven in favour and two against. |
| [WP/19/00740/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37444&activeTab=summary) | 4 Redcliff View, Weymouth, DT4 8RW | The Council has no objection provided that there is no loss of amenity, such as loss of privacy, light and overshadowing.  Proposer: Cllr Hamilton  Seconder: Cllr Bergman  Unanimous |

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| [WP/19/00708/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37262&activeTab=summary) | Waterside Holiday Park, Bowleaze Coveway, Weymouth, DT3 6PP | The Council has no objection.  Proposer: Cllr Hamilton  Seconder: Cllr James  Unanimous |
| [WP/19/00905/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37765&activeTab=summary) | 2 Reed View Close, Weymouth, DT4 0EW | The Council has no objection.  Proposer: Cllr Hamilton  Seconder: Cllr Morgan  Unanimous |
| [WP/19/00886/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37746&activeTab=summary) | 12 Carlton Road South, Weymouth, DT4 7PJ | The Council has no objection.  Proposer: Cllr Frost  Seconder: Cllr Winter  Unanimous |
| [WP/19/00903/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37763&activeTab=summary) | 37 Queensland Road, Weymouth, DT4 0LP | The Council has no objection.  Proposer: Cllr James  Seconder: Cllr Winter  Unanimous |
| [WP/19/00904/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37764&activeTab=summary) | 4 Quibo Lane, Weymouth, DT4 0RR | The Council has no objection.  Proposer: Cllr Hamilton  Seconder: Cllr Morgan  Unanimous |
| [WP/19/00908/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37768&activeTab=summary) | 44 Alma Road, Weymouth, DT4 0AJ | The Council has no objection.  Proposer: Cllr Winter  Seconder: Cllr Frost  Unanimous |

**P00118 Licensing, Enforcement, Appeals & Phone Masts**

None

**P00119 Other development consultations**

None

**P00120 Traffic Calming and Parking Restriction Requests from the public:**

**Request for Traffic Regulation Order (TRO) in Melcombe Avenue, Weymouth:**

Members heard from a local resident earlier in the meeting. Please see minute number P00116 above.

Resolved:

Proposer: Cllr Orrell Seconder: Cllr Frost

Members voted unanimously to support residents’ request for a one to two-hour parking restriction outside Greenhill Court and for parking to be for cars and motorcycles only.

Residents were reminded that their request will now go to the Community Highways Team at Dorset Council where it will be scored and placed on a list where it may stay for some time. Residents are therefore encouraged to continue to pursue other avenues of enquiry.

**Request for Traffic Regulation Order (TRO) on Radipole Lane at the junction of Granby Close, Weymouth:**

Resolved:

Proposer: Cllr Morgan Seconder: Cllr Frost

Members voted unanimously to support the resident’s request for double yellow lines on Radipole Lane in to Granby Close.

This request will now be submitted to the Community Highways Team at Dorset Council for scoring, after which it will be placed on a list where it may remain for some time.

**P00121 Installation of Gas Central Heating in Listed Buildings**

Cllr Hamilton reminded Members that some time ago the Committee agreed that it did not feel that it needed to discuss applications for gas installations unless there were any particular circumstances. Members were, at that time, happy for WTC Officers to monitor applications received and for the overall decision to be made by DC Officers.

Cllr Taylor addressed Members and said that she was talking to the published agenda item as she was concerned about inaccuracies in the agenda document and would vote against the recommendation of Officers due to the effect on HEAT Melcombe Regis. HEAT Melcombe Regis is a project that came out of the Melcombe Regis Board and is supported by them. Melcombe Regis is an area where a significant part of the population lives in fuel poverty, and have inefficient, costly heating systems which are contributing to the environmental crisis. Around £4 million worth of funding has been obtained to spend in the Melcombe Regis Ward. This is not means tested and anyone living in the Melcombe Regis Ward with no central heating can apply for funding. Associated with this project are boiler upgrades where necessary and cavity wall insulation. This is all part of the plan to tackle the climate emergency as it will ultimately reduce CO2. Gas central heating has had a bad press and the gas companies have worked hard on this, with mostly natural gas now being used. The systems installed have an approximate lifespan of thirty years, but the boilers only have an approximate life span of ten years. In future years these can then be replaced with more efficient ones. Currently, there have been 303 installations in Melcombe Regis, and there is funding available for at least 500. This money is time-limited and has to be spent or returned to the funders, and people will then remain in fuel poverty.

Cllr Taylor felt that it would be a positive move for Officers to continue to deal with these planning applications under delegated authority, and refer to this Committee when there are concerns, and urged Members to consider voting against the recommendation tonight in order to retain the current system.

Cllr Orrell spoke favourably of the recommendation and said that he wishes to lift people out of fuel poverty, however gas is a fossil fuel and the government are phasing out installation of gas boilers in new builds. Cllr Orrell feared that by installing gas central heating, more vulnerable people in Weymouth would be locked into a gas central heating system for up to thirty years, and felt that current heating systems should be replaced with renewable sources which are genuinely low carbon.

Cllr Orrell proposed that the Committee reverts to considering applications for the installation of gas central heating in listed buildings.

Resolved:

Proposer: Cllr Orrell Seconder: Cllr Mannings

Members voted by a minority of two in favour, with seven against, to revert to considering applications for the installation of gas central hearing in listed buildings at this Committee. Therefore, the motion was not carried.

**P00122 Emergency items**

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| Plan No. | Location | Comments |
| [WP/19/00916/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37776&activeTab=summary) | Flat 2, Balmoral Court, 9 Kirtleton Avenue, Weymouth, DT4 7PS | The Council has no objection.  Proposer: Cllr Winter  Seconder: Cllr Mannings  Unanimous |
| [WP/19/00736/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37375&activeTab=summary) | 55 Rodwell Road, Weymouth, DT4 8QY | The Council has no objection subject to there being no loss of amenity to neighbouring properties.  Proposer: Cllr Hamilton  Seconder: Cllr Bergman  Unanimous |

The meeting closed at 9.21 pm