

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

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**Minutes of Meeting**

**MEETING:** Planning & Licensing Committee

**DATE & TIME**: Tuesday 10th March 2020 at 7.00pm

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

**Present:**

**Councillors**

Lucy Hamilton (C)

Kevin Brookes

Jon Orrell

Michael Frost Graham Winter

 Jan Bergman

 Trefor Morgan

 Ann Weaving

**Officers**

Niki Ayles

Jane Biscombe

**P00170 Apologies for Absence**

Apologies were approved from Cllr Mannings, Cllr Kanji and Cllr Whatley.

**P00171 Declaration** **of Interests**

There were no declarations of interest.

**P00172 Minutes of the last meeting**

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

**P00173 Public Participation**

WP/20/00027/FUL 56 Preston Road, Weymouth, DT3 6QA

A member of the public raised concerns regarding surface water and drainage. They felt that the new application is still a large number of flats for the plot and that the proposed development does not fit with the character of the neighbourhood. They queried the need for this type of housing: a similar development locally has not sold. There appears to be no area for recycling.

Concerns were raised regarding road safety and sight lines, together with hazard and damage due to construction traffic.

The tree assessment details six existing trees on the plot. Five of them are to be replaced but the application does not detail the maturity or type of the replacement trees.

Another member of the pubic echoed what had been said and felt that the area needs good, low cost housing. There would be increased risk to pedestrians as well as road users. The development will also put more pressure on the local GP surgery. The reduction in the number of flats proposed has not appeased local people. The parking area at the front has been increased and the buildings appear to be located further back, residents who live in the nearby bungalow will have flats looking into their bedrooms.

Another member of the public queried the height and proximity and their impact on neighbouring buildings. There would be loss of outlook, privacy and daylight. The Ecology Report states that there are no ponds within 250m of the site. However, their pond which is much less than 250m away, is full of wildlife. The developer has also emphasised that a precedence has been set and therefore the application should not be refused. The developer has compared the proposal to other developments on Preston Road, however others have had plots large enough to accommodate the flats and a decent amount of rear garden.

A member of the public, who was unable to attend the meeting, had outlined their concerns in an email and this was shared with all those at the meeting.

A representative from Pure Planning, on behalf of the applicant, gave a brief overview of the planning history for the site. Concerns were previously raised by the Planning Officer, primarily relating to overall scale, the view from the street scene and overbearing proximity to 4 Furzy Close and 58 Preston Road. There was no objection from the Highways Department for the previous application. An assessment was carried out and it was deemed acceptable. There were two reported highways incidents in the past ten years. Given the Planning Officer’s objections, the applicant chose to come up with a revised scheme rather than going to appeal. Specifically, the second floor massing has been scaled back.

A key issue from the Officer’s point of view was the impact on light to 58 Preston Road, and a light impact study has been provided. An eight-metre separation gap will allow acceptable sunlight to the property. The reduced scale from the front elevation brings the building in line with others. There are three significant trees on the front boundary which offer a lot of visual amenity and these will be retained. Three of the five trees to be removed are fruit trees of low quality. The number of flats has been reduced from eight to seven but ten parking spaces remain. Reference was made to the planning approval for 58 Preston Road on the original application but it has no direct bearing on this proposal, and the applicant is not dependent on that approval. It was just to highlight that a scheme was approved on a neighbouring site.

It was confirmed that a secure bin store will be large enough to accommodate bins but consultee comments regarding this have yet to be received. It was stressed that any facilities will need to include recycling facilities.

Cllr Bergman felt that the application appears to contravene a number of material planning considerations including highway safety, traffic generation, parking, loss of daylight and sunlight, overlooking, loss of privacy and outlook, and there appears to be an issue regarding disabled access.

Cllr Hamilton summarised that both residents and Cllr Bergman have raised concerns and that this Committee objected to the previous planning submission. Concerns have been raised regarding highway safety issues, traffic generation, loss of important trees, parking, landscaping, design, visual appearance and materials, scale, character of the neighbouring streets, loss of daylight/sunlight, layout and density of buildings, overshadowing and loss of outlook, noise and disturbance from construction, risk of flooding and nature conservation. Concerns have also been raised about previous planning decisions but this needs to be considered as a separate application. Residents were reminded that, unfortunately, loss of view cannot be taken into account.

Cllr Hamilton proposed that Members object to the planning application on the grounds listed above.

Proposer: Cllr Hamilton Seconder: Cllr Bergman

Members voted by a majority of seven in favour, with one against, to object to the proposal on the grounds listed above.

**Item 8 – Request for Extension of Double Yellow lines on Coombe Valley Road, from the junction of Littlemoor Road to the bus stop on the St Andrew’s Primary School side of Coombe Valley**

Members agreed to consider the request at this point in the meeting. Please see minute number P00177 below.

**Request for Yellow or White lines in Ullswater Crescent, outside of Rodlands Care Home**

Members agreed to consider the request at this point in the meeting. Please see minute number P00177 below.

**WP/20/00150/OBL Field South of Nottington Lane, Nottington Lane, Weymouth:**

Cllr Northam spoke on behalf of residents who were unable to attend the meeting. Cllr Northam highlighted a reduction in open spaces, from 4.75 hectares to 4 hectares and a change in the designation of play areas. The developer states that they are increasing the “play spots” even though the open spaces have reduced. Cllr Northam has suggested to local residents that this is an opportunity to get a decent play area as there is not currently one in the immediate area.

Councillors agreed that there should be clearer connectivity, with a 3m path for walking and cycling across the site. Cllr Northam agreed to raise the issue.

Members voted on the modification on the Section 106 Agreement as follows:

Proposal:

* Overall Open Space Area: 4.70ha
* Main Neighbourhood Play Space: 1,000 sqm
* Play Outposts – Smaller defined play spaces: 250sqm x 4 (1000sqm total)
* Play Spots (incidental play spaces) x 12 (1625sqm total)

Cllr Weaving left the meeting at this point due to an existing commitment.

Resolved:

Proposer: Cllr Hamilton Seconder: Cllr Frost

The Council has no objection.

Unanimous

A comment will be issued separately regarding the need for connectivity across the site for walking and cycling, at a width of three metres, from the South East to the North West of the site.

**P00174 Planning Applications**

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

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| Plan No. | Location | Comments |
| [WP/20/00056/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37948&activeTab=summary) | 34 Weymouth Bay Avenue, Weymouth, DT3 5AB | The Council has no objection.Proposer: Cllr HamiltonSeconder: Cllr WinterUnanimous |
| [WP/20/00081/LBC](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37973&prevPage=inTray) | Mill Cottage, Mill Street, Weymouth, DT3 5DW | The Council has no objection subject to Conservation Officer approval. Proposer: Cllr HamiltonSeconder: Cllr FrostUnanimous |
| [WP/19/00754/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37604&prevPage=inTray) | 43 Dorchester Road, Weymouth, DT4 7JT | The Council has no objection. Proposer: Cllr MorganSeconder: Cllr FrostUnanimous |
| [WP/20/00027/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37919&prevPage=inTray) | 56 Preston Road, Weymouth, DT3 6QA | Please refer to Minute No **P00173**The Council objects on the grounds of highway safety issues, traffic generation, loss of important trees, parking, landscaping, design, visual appearance and materials, scale, character of the neighbouring streets, loss of daylight/sunlight, layout and density of buildings, overshadowing and loss of outlook, noise and disturbance from construction, risk of flooding and nature conservation.Proposer: Cllr HamiltonSeconder: Cllr BergmanMajority decision |

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| [WP/19/00922/LBC](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37782&activeTab=summary) | The Ship Inn, Custom House Quay, Weymouth, DT4 8BE  | The Council has no objection subject to Conservation Officer approval. Proposer: Cllr HamiltonSeconder: Cllr FrostUnanimous |
| [WP/19/00921/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37781&activeTab=summary) | The Ship Inn, Custom House Quay, Weymouth, DT4 8BE  | The Council has no objection.Proposer: Cllr WinterSeconder: Cllr BrookesMajority decision |
| [WP/20/00085/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37977&prevPage=inTray) | 4 Blenheim Road, Weymouth, DT3 5AZ | The Council has no objectionProposer: Cllr HamiltonSeconder: Cllr MorganUnanimous |
| [WP/20/00086/ADV](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37978&prevPage=inTray) | McDonalds, Unit 5, Jubilee Retail Park, Jubilee Close, Weymouth, DT4 7BG | The Council has no objectionProposer: Cllr HamiltonSeconder: Cllr BrookesMajority decision |
| [WP/20/00094/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37986&prevPage=inTray) | 20 Dorchester Road, Weymouth, DT4 7JU | The Council objects on the grounds of density, over-development and loss of light/privacy. Proposer: Cllr HamiltonSeconder: Cllr OrrellUnanimous |
| [WP/20/00082/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37974&prevPage=inTray) | 11 Cranford Avenue, Weymouth, DT4 7TL | The Council has no objection.Proposer: Cllr OrrellSeconder: Cllr BrookesUnanimous |
| [WP/20/00093/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37985&prevPage=inTray) | 8 Portwey Close, Weymouth, DT4 8RF | The Council has no objection.Proposer: Cllr FrostSeconder: Cllr OrrellUnanimous |
| [WP/20/00150/OBL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38042&prevPage=inTray) | Field South of Nottington Lane, Nottington Lane, Weymouth | The Council has no objection.Proposer: Cllr HamiltonSeconder: Cllr FrostUnanimous |
| [WP/20/00088/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37980&prevPage=inTray) | 25 Greenhill, Weymouth, DT4 7SW | The Council has no objection.Proposer: Cllr HamiltonSeconder: Cllr WinterUnanimous |
| [WP/19/01021/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37881&prevPage=inTray) | 7 Almond Grove, Weymouth, DT4 9UH | The Council has no objectionProposer: Cllr BrookesSeconder: Cllr WinterUnanimous |
| [WP/20/00104/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_37996&activeTab=summary) | Weymouth Sea Life Park, Greenhill, Weymouth | The Council has no objection.Proposer: Cllr OrrellSeconder: Cllr FrostUnanimous |
| [WP/20/00116/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_38008&activeTab=summary) | 70 Princes Drive, Weymouth, DT4 7UH | The Council has no objection.Proposer: Cllr WinterSeconder: Cllr FrostUnanimous |
| [WP/20/00117/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38009&prevPage=inTray) | Land East of, 121 Louviers Road, Weymouth | The Council has no objection.Proposer: Cllr WinterSeconder: Cllr BergmanUnanimous |

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| [WP/20/00111/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38003&prevPage=inTray) | Damyons Mead, Church Street, Weymouth, DT3 5QB | The Council objects on the grounds of the site being outside of the development boundary, the site being in a conservation area and partially in Flood Zone 2, and because there is no up to date Biodiversity Report.Proposer: Cllr WinterSeconder: Cllr BrookesUnanimous |
| [WP/20/00089/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37981&prevPage=inTray) | 12 Field Barn Drive, Weymouth, DT4 0ED | The Council has no objection.Proposer: Cllr HamiltonSeconder: Cllr FrostUnanimous |
| [WP/20/00123/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38015&prevPage=inTray) | 17 Enkworth Road, Weymouth, DT3 6JT | The Council has no objection.Proposer: Cllr OrrellSeconder: Cllr MorganUnanimous |

**P00175 Licensing, Enforcement, Appeals & Phone Masts**

There were no licensing, enforcement, appeals and phone mast applications to consider.

**P00176 Other development consultations**

There were no other development consultations to consider.

**P00177 Traffic Calming and Parking Restriction Requests from the public:**

A local resident outlined the concerns that are detailed in the agenda and reported that a letter of support has been received from First Wessex buses. This was shared with Committee members.

Cllr Mannings had asked Cllr Morgan to speak on this item. Cllr Morgan visited the area and supports the request as there is a significant issue here especially in terms of larger vehicles being able to get through. Cllr Mannings would like to suggest that Barton Drive has parking on one side of the road only as this is also a pinch point for buses and large vehicles. Members were aware of the issues in this area and supported the request from residents.

Resolved:

Proposer: Cllr Weaving Seconder: Cllr Bergman

Members voted unanimously to support residents request for an extension to the existing double yellow lines at the junction of Littlemoor Road and Coombe Valley Road, and to include parking restrictions on one side of Barton Drive.

**Request for Yellow or White lines on Ullswater Crescent, outside of Rodlands Care Home**

Cllr Northam outlined residents’ concerns as detailed in the agenda. Cllr Northam recommended that the request be forwarded to Dorset Council.

Resolved:

Proposer: Cllr Hamilton Seconder: Cllr Winter

Members voted unanimously to support residents request for yellow or white lines along the frontage of Rodlands Care Home in Ullswater Crescent.

**P00178 Emergency Items**

There were no emergency items to consider.

The meeting closed at 9.00pm.