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**Minutes of Meeting**

**MEETING:** Planning & Licensing Committee

**DATE & TIME**: Tuesday 14th July 2020 at 7.00pm

**PLACE:** Via Zoom Virtual Meeting Place

The meeting agenda and previous minutes, plus a response sheet “PL NC List” was sent to all Councillors requesting replies by 9.00 am on Tuesday 14th July 2020. By this requested time, responses had been received from Cllr Orrell, Cllr Winter, Cllr Northam, Cllr Bergman, Cllr Brookes, Cllr Weaving and Cllr Morgan.

Present

Councillors: Lucy Hamilton (C) Graham Winter David Mannings

Kevin Brookes Trefor Morgan Jan Bergman

 Michael Frost Jon Orrell David Northam

 Ann Weaving Christine James

Officers: Jane Biscombe Niki Ayles

**P00256 Apologies for absence**

Resolved:

Apologies were approved from Cllr Whatley.

**P00257 Declaration** **of Interests**

Cllr Northam declared an interest in planning application WP/20/00368/FUL as the applicants are neighbours. He has no objection but will not be voting on this application.

**P00258 Minutes of the last meeting**

Resolved:

Members unanimously agreed the minutes of the last meeting as a true record and these will be signed at the first opportunity the Committee has to meet face to face.

**P00259 Public Participation**

There were no members of the public present. Due to the virtual nature of the meeting members of the public were invited to submit requests to speak in advance of the meeting. No requests were received by the office prior to the meeting.

It was unanimously agreed that Item 8 and Item 9 would be brought forward on the agenda and discussed at this point in order to allow the Dorset Council Officer and guest Councillors to present the items and then leave the meeting. Please see minute numbers P00263 and P00264 below.

**P00260 Planning Applications**

It had previously been suggested that the majority of planning applications tend to be minor applications and that if Members had no objections or comments, Committee members could consider this in advance of Committee meetings in order to make best use of time at the meeting. Additionally, where there were no concerns and no public comments, Members would consider agreeing “no objection” en bloc. Officers will continue to request responses regarding planning applications prior to each Committee meeting, and the Chair will ask each Committee member at the start of the meeting whether there are any applications that they wish to discuss.

Residents continue to be able to ask a public question at the Committee and also reply direct to Dorset Council through their online Planning Portal. Weymouth Town Council acts as a Consultee in these matters. Dorset Council is the local planning authority and is responsible for final decision.

Concern was raised about the number of minor applications on the agenda. In addition, is it worth bringing applications to Committee if there are no public objections?

Jane Biscombe advised that Councillors can delegate anything that they wish to Officers, as they already do with regards to gas central heating installations. However, the Committee works to the same timescales as members of the public, who may submit objections after the Committee has submitted a comment of no objection. There is no opportunity for WTC to wait until the public consultation has ended. Additionally, the Planning and Licensing Committee is a consultee group rather than a decision-making group. WTC does not have planning officers, it has one Democratic Officer who services all of the Committees, and there is a need to be mindful of staff capacity. Any streamlining of the process must take this into account.

Officers will look at how to remove from the agenda items that Councillors do not wish to discuss, and Councillors may wish to think about how members of the public can ask them to consider an item. If an item is not on the agenda but a member of the public wishes to attend and speak, there is a need to think about how they can do that. Councillors were asked to think about what items they do not wish to discuss at Committee to draft additional delegations to officers.

Jane Biscombe advised that if the Dorset Council website has a filter available so that new applications can be viewed weekly, Councillors can check this and inform the Democratic Officer of applications that they wish to discuss.

Cllr Hamilton reminded Councillors that if the Committee objects to an item and that objection goes against what the Dorset Council officer is likely to recommend, it is considered to go before the Western and Southern Area Planning Committee. Councillors will have seen on Dorset Council’s website the improvements that are to be made to the planning system and therefore improvements should be seen in the admin processes at Dorset Council.

Cllr Hamilton thought that the Dorset Council planning portal will allow a weekly list to be generated and arrangements can be made for this to be circulated to all Councillors.

Cllr Hamilton raised concerns regarding residents not seeing site notices at development sites, and stressed the residents living next to sites know the area best and it is important that they are made aware of any planning applications.

**WP/20/00361/OBL**

**Modification of planning obligations on Section 106 agreement dated 20th December 2018 (WP/17/00832/FUL)**

**Location: Land to the South of, Louviers Road, Weymouth (Deferred from last meeting)**

This item was deferred from the last meeting for clarification regarding the application wording. Clarification was received on the day of the meeting, and Cllr Hamilton shared verbally with the Committee members.

In summary, the main purpose of the amendment is to bring the clauses in the S106 up to date with the current requirements of the banks and lenders. These clauses provide security to the lenders but no affordable home has been lost due to these provisions. Where the owner of a shared ownership home wants to acquire a larger percentage of the home, they can purchase this from the registered provider. The current S106 agreement requires the registered provider to look to spend these funds in the Weymouth and Portland area. The proposed modification would remove this obligation. Dorset Council will continue to work with registered providers to ensure funds are spent in the Dorset area.

Councillors remained concerned that affordable housing promised for the area should remain in the area and that any financial benefits, such as from shared ownership homes, should be spent in Weymouth. However, there was also concern that if WTC objects to the application, the affordable homes will not get built.

**Resolved:**

Proposer: Cllr Orrell Seconder: Cllr Bergman

Councillors voted by a majority of 7 in favour, with 7 against, to submit a comment of “objection”.

Cllr Hamilton will write to Dorset Council to say that Councillors are concerned that the investment stays in Weymouth and that reinvestment takes place in Weymouth.

**WP/20/00313/FUL**

**Demolition of existing single storey extension comprising 1no. self contained flat and construction of two storey extension with roof space accommodation providing 5no. self contained flats - Location: 524 Littlemoor Road, Weymouth, DT3 5PA**

There were concerns that the development would overlook a neighbouring bungalow and that the proposed accommodation was very small. Additionally, it was felt that the scale of the development is not in keeping with neighbouring properties. However, it was also felt that offering five self-contained flats would be beneficial overall.

**Resolved:**

Proposer: Cllr Winter Seconder: Cllr Northam

Councillors voted by 5 in favour, with 5 against, to support Cllr Winter’s proposal of “no objection”. Therefore, the Chair used her casting vote to continue to be against the proposal of “no objection” and stated that she would like to see this application discussed by the Western and Southern Area Planning Committee.

The motion that there was “no objection” was defeated and therefore there was a need to determine what objection is to be registered with Dorset Council.

**Resolved:**

Proposer: Cllr Hamilton Seconder: Cllr Weaving

Councillors voted by 5 in favour, with 5 against, to support a comment of “objection on the grounds of loss of amenity, overlooking, scale of the development, the development being out of keeping with neighbouring properties, and size of the accommodation”. Therefore, the Chair used her casting vote to support the objection that she had proposed. The objection was sustained and will be returned to Dorset Council detailing the points that have been raised.

Cllr Hamilton will write to Dorset Council to reflect that the vote was a 50/50 split and will request that it goes to the Western and Southern Area Planning Committee.

**WP/20/00379/FUL**

**Extension and conversion of the existing dwelling to form 2no. flats and erect 1no. new dwelling. 23 Greenhill, Weymouth, DT4 7SW**

It was felt that the proposed building in the garden appears large. However, there are large houses in the area which have large dwellings built in their gardens and therefore it was felt that a precedent has been set. The concerns from residents about previous applications on this site were highlighted. However, it was felt that this is a smaller development and that there are parallels with more modern developments in the area.

It was noted that the proposed development is in a conservation area and that it is important to ensure that residents have had the chance to comment on the application.

**Resolved:**

Proposer: Cllr Northam Seconder: Cllr Winter

Councillors voted by a majority of 8 in favour, with 1 against and 1 abstention, to submit a comment of “no objection”.

Members raised no objections to remaining applications listed on the Agenda. As previously agreed, these applications were therefore considered en bloc.

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

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| Plan No. | Location | Comments |
| [WP/20/00361/OBL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_38253&activeTab=summary) | Land to the South of, Louviers Road, Weymouth(Deferred from last meeting) | The council objects to the application. Members support the development of 40 affordable homes at this location. However members object to the potential loss of investment as detailed in paragraph 12 of the application. Members are concerned that affordable housing or investment would be lost or could be moved to another area of the country.Proposer: Cllr OrrellSeconder: Cllr BergmanMajority |
| [WP/20/00297/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38189&prevPage=inTray) | 3 Symonds Close, Weymouth, DT3 5HY | The Council has no objection. |

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| [WP/20/00313/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38205&prevPage=inTray) | 524 Littlemoor Road, Weymouth, DT3 5PA | The Council objects on the grounds of loss of amenity, overlooking, scale of the development, the development being out of keeping with neighbouring properties, and size of the accommodation.Proposer: Cllr HamiltonSeconder: Cllr WeavingMajority |
| [WP/20/00296/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38188&prevPage=inTray) | 10 Almond Grove, Weymouth, DT4 9UH | The Council has no objection. |
| [WP/20/00305/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38197&prevPage=inTray) | 2 The Rise, Weymouth, DT4 0TD | The Council has no objection. |
| [WP/20/00341/LBC](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38233&prevPage=inTray) | Old Chapel, 28 Church Street, Weymouth, DT3 5QB | The Council has no objection subject o Conservation Officer’s comments.. |
| [WP/20/00368/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38260&prevPage=inTray) | 356 Dorchester Road, Weymouth, DT3 5AW | The Council has no objection. |
| [WP/20/00357/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38249&prevPage=inTray) | 45 Coombe Avenue, Weymouth, DT4 7TP | The Council has no objection. |
| [WP/20/00369/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_38261&activeTab=summary) | 56 Corporation Road, Weymouth, DT4 0LJ | The Council has no objection. |
| [WP/20/00380/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38272&prevPage=inTray) | 32 Netherton Road, Weymouth, DT4 8SB | The Council has no objection. |
| [WP/20/00379/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38271&prevPage=inTray) | 23 Greenhill, Weymouth, DT4 7SW | The Council has no objection. Proposer: Cllr NorthamSeconder: Cllr WinterMajority |
| [WP/20/00381/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38273&prevPage=inTray) | 26 Abbotsbury Road, Weymouth, DT4 0AE | The Council has no objection. |
| [WP/20/00385/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38277&prevPage=inTray) | 22 East Wyld Road, Weymouth, DT4 0RP | The Council has no objection. |
| [WP/20/00367/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38259&prevPage=inTray) | 13 Glen Avenue, Weymouth, DT4 0DA | The Council has no objection. |
| [WP/20/00370/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38262&prevPage=inTray) | 82 Oakbury Drive, Weymouth, DT3 6JQ | The Council has no objection. |
| [WP/20/00308/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38200&prevPage=inTray) | 5 Beech Road, Weymouth, DT3 5NP | The Council has no objection. |
| [WP/20/00387/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38279&prevPage=inTray) | 13 Mead Road, Weymouth, DT4 9SE | The Council has no objection. |

**P00261** **Planning Applications responded to under Delegated Powers (for information)**

There were no planning applications considered by the Town Clerk under delegated powers on this occasion.

**P00262 Licensing, Enforcement, Appeals & Phone Masts**

**Appeals:**

**WP/19/00721/FUL**

**43 Whitehead Drive, Weymouth, DT4 9XT**

**Proposal: Installation of a balcony to the front elevation**

Councillors had no further comments to make regarding this planning application.

**WP/19/00501/FUL**

**73-75 Portland Road, Weymouth, DT4 9BE**

**Proposal: Conversion of shop and residential accommodation to 2no. dwellings and erect 3no. dwellings to the rear fronting Williams Avenue**

Councillors had no further comments to make regarding this planning application.

**Sitting Out License Applications**

Councillors were aware that numerous sitting out license applications had been received in recent days, and four more have been received since the agenda was despatched. This is due to there being just a five-day public consultation period.

In the expectation that the number of applications will continue to increase, Cllr Hamilton suggested that a blanket response be agreed and that Officers notify Councillors of any applications received that appear out of the ordinary. Councillors may wish to consider highway safety Guidance by Dorset Council states “normally a minimum footway width of 2m will be required at all times between the seating area and the edge of the footway, in exceptional circumstances this can be reduced down to 1.5m over short lengths due local conditions”.

It was felt sensible to agree a standard response, although the temporary arrangement will only last for 12 weeks and there is a need to be sympathetic to some public houses that are very small and have no area available for sitting out, therefore an area of the footway may be required.

Weymouth Town Council recognises the conditions published on the Dorset Council website and recognises that the current road closures times around the harbour of 10.30 am until 9.00 pm may present a challenge for some harbourside pubs and restaurants who have extended sitting out areas planned as these can include areas on the other side of the road from the premises. However, there are concerns regarding highway safety. There are no concerns about sitting out areas in full pedestrianised streets with Traffic Regulation Orders (TROs). There are concerns where there are sitting out areas in parking bays with traffic going by, where the parking bay is parallel with the kerb.

It was agreed that Councillors will continue to receive notifications of sitting out license applications but the above will be the blanket response. Councillors may raise concerns if an application does not fit in with what is detailed above.

**P00263 Other development consultations**

**Pedestrian Crossing Review – Abbotsbury Road, near Holland Road, Weymouth**

Andrew Brown, Highways Improvement Team, Dorset Council introduced the item as detailed in the agenda documentation and requested members views regarding the proposal. Councillors had no objection to the proposal provided that a full consultation is carried out with accessibility groups and East Boro Housing which provides a lot of supported housing in the area.

Andrew Brown reported that there is no history of accidents adjacent to the crossing as far as he is aware but he will check this and report back. If retained, it would cost approximately £50k to £60k to upgrade the crossing to modern standards. The crossing is now at the end of its maintainable life. A full consultation will be undertaken with equality groups and local disability groups and, under road traffic regulations, this needs to take place over a 21-day notice period. If objections are received, the proposal will go before the Western and Southern Area Planning Committee for resolution.

**Resolved:**

Proposer: Cllr Hamilton Seconder: Cllr Winter

Councillors unanimously supported the consultation going ahead and the removal of the crossing subject to that consultation.

**P00264 Traffic Calming and Parking Restriction Requests from the public**

**Request for Removal of Yellow Line outside of Quay Theatre Arts Dance School, Waverley Road, Weymouth**

Cllr Gray introduced the item as detailed in the agenda documentation.

Councillors are very supportive of the business and of parents and children being able to attend safely. However, if the yellow line is removed, anyone will be able to park there and this may cause issues for access to the dance school. Additionally, dropping off and collecting of children can be undertaken with a single line in place.

**Resolved:**

Proposer: Cllr Hamilton Seconder: Cllr Northam

Councillors voted unanimously in favour of not supporting the request for the removal of the single yellow line outside of Quay Theatre Arts Dance School.

Cllr Gray will feed this back to the owner and explain the situation.

**P00265 Information Items**

**Government Guidance regarding Dorset Council/Weymouth Town Council role in road closures and licensing**

Jane Biscombe provided a verbal update as follows:

**Consultation in general**

The Town Council is consulted on the following applications and these all come past the P&L Committee

* Planning, listed building consent etc
* Phone masts
* Appeals
* Licensing – although not all applications
* Road Closures
* Road safety – agreed policy

**Supporting businesses and the local economy (July 2020) - Harbourside**

Weymouth Town Council continues to support the economic recovery of Weymouth, helping local businesses where it can, providing information, supporting wider communications and by working with key organisations to aid the restart the economy safely. The restrictions on the Harbourside are different to the applications listed above as they fall under Dorset Council emergency measures to assist communities with the covid-19 restrictions and requirements from the government.

In anticipation of this the Government issued guidance recommending additional sitting out areas for hospitality businesses and asked highways authorities to control the use of available space effectively and safely. vehicles.

The Town Council was asked by Dorset Council to help identify areas with a concentration of bars, cafes and restaurants that have sitting-out licences, as well as those areas being heavily used by pedestrians. The council was also asked to engage with businesses (where possible) on the request of Dorset Council highways to ask whether a business would be opening and what measures would help support them; with this information being fed to Dorset Council to help inform views.

Measures were introduced for a 12-week period from the 4th July 2020 under an emergency order by Dorset Council. Under the regulations no formal consultation is required. Following the public release of the plans, the Town Council supported Dorset Council with further business and resident engagement.

To ensure the safe wider opening of the Weymouth economy, Dorset Council with the approval of the Dorset Local Resilience Forum – Tactical Co-ordination group set up a Weymouth Safety Advisory Group. The Group consists of Officers from Dorset Council, Emergency services, Health, Ambulance trust and the Town Council. The purpose of the group is to identify risks and mitigations and draw up a multi-agency response and operational plan to address these and to be in place. This includes the monitoring, reporting, escalation and response to incidents, issues or otherwise.

**Licensing Policy Consultation 2020**

Cllr Hamilton introduced the item as detailed in the agenda documentation and stressed that the text in the agenda is from Dorset Council.

Cllr Hamilton had been concerned about why few licensing applications come before this Committee, and her understanding now is that the Committee is consulted on variations to licenses but is not a statutory consultee on new applications. The law is very prescriptive and clear, and what this consultation may do is seek advice regarding whether Weymouth Town Council should be a statutory consultee.

A Business and Planning Bill is currently before parliament to look at an update to support businesses. If this comes to fruition, businesses currently with ON licences will automatically have OFF licenses approved for a year. There is a Cumulative Impact Zone in Weymouth and Councillors will be aware that there is a nuisance from off sales associated with daytime issues and binge drinking by groups linked to the night-time economy.

Cllr Hamilton proposed that the consultation, which lasts until the end of September, is brought to a future meeting of this Committee for consideration.

**Resolved:**

Members noted the information items.

**P00266 Emergency Items**

There were no emergency items to consider.

The meeting concluded at 8.56 pm