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**Minutes of Meeting**

**MEETING:** Planning & Licensing Committee

**DATE & TIME**: Tuesday 30th June 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 16th June 2020. By this requested time, responses had been received from Cllr Orrell, Cllr Winter, Cllr Morgan, Cllr Hamilton, Cllr Bergman and Cllr Whatley.

Present

Councillors: Lucy Hamilton (C) Graham Winter David Mannings

Ken Whatley Trefor Morgan Jan Bergman

Michael Frost Jon Orrell David Northam

Ann Weaving Christine James Kevin Brookes

Officers:

Jane Biscombe Niki Ayles

**P00245 Apologies for absence**

Resolved:

No apologies have been received.

**P00246 Declaration** **of Interests**

There were no declarations of interest.

**P00247 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.

**P00248 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.

**P00249 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.

[**WP/20/00325/FUL**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38217&prevPage=inTray)

**Erect replacement garage and two additional carports.**

**Location: 4 Coombe Valley Road, Weymouth, DT3 6NH**

Cllr Winter had no objections to the application but wished to highlight the comments made by the Tree Officer, who states:

“The proposed works at this site are within close proximity of TPO’d trees. ( TPO 229. T.20 Monterey Pine, T.21 Monterey Pine and T.22 Acacia.) The pine trees are the two specimens at the front of the property and the Acacia is to the rear of the existing garage.

Tree report to include tree protection measures will be required.”

[**WP/20/00349/FUL**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38241&prevPage=inTray)

**Removal of stables and redundant barn/store. Erect 3no. detached houses and a 3no. car garage, associated parking and biodiversity enhancement**

**Location: Martleaves House, 41 South Road, Weymouth, DT4 9NR**

Councillors discussed that the proposal is outside the development boundary and that the previous application was larger than this one. Residents are concerned about the impacts on wildlife.

To the south of the location is a planning application that is the subject of an appeal. The Council objected to that application because it is outside of the development boundary and because it is a local landscape of importance, and there is a risk to biodiversity. Members wished to be consistent in their approach.

**Resolved:**

Proposer: Cllr Hamilton Seconder: Cllr Bergman

Members voted by a majority of 7 in favour, with 5 against, to submit a comment of “objection on the grounds of the proposed development being outside of the development boundary and the site being located in an area of local landscape importance”.

[**WP/20/00346/FUL**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38238&prevPage=inTray)

**Demolition of existing bungalow and erection of 1.no detached dwelling**

**Location: 124 Wyke Road, Weymouth, DT4 9QR**

Members had concerns regarding scale, neighbouring properties which would be overlooked, that the new building would not be in keeping with the area and a possible loss of sunlight. Members suggested the Southern and Western Planning Committee at Dorset Council undertake a site visit.

Members were also concerned that the site borders on an important local gap and local landscape importance and as such TPO 310 should be ensured.

**Resolved:**

Proposer: Cllr Hamilton Seconder: Cllr Weaving

Members voted by a majority of 10 in favour, with 2 against to submit a comment of “no objection subject to protection of the tree under TPO 130.

Any Members with concerns regarding the proposed development are asked to submit these to Dorset Council.

[**WP/20/00361/OBL**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_38253&activeTab=summary)

**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**

This is a change to the wording on the agreement regarding affordable homes. 114 properties are envisaged under the planning consent, 40 of which are to be affordable homes. This number remains unchanged which is positive. The change of wording would allow a different housing provider to come in and manage the properties.

Members were very concerned that affordable housing would be lost or could be moved to another area of the country. Members requested clarity from DC regarding the application and that this application be deferred. This was agreed by all Committee members.

Jane Biscombe advised Members that the closing dates for comments is 11th July, with the next Planning and Licensing Committee being scheduled for 14th July. Therefore, an extension to the deadline will need to be requested.

[**WP/19/00980/FUL**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37840&prevPage=inTray)

**Erect bungalow in rear garden with parking (accessed from Goldcroft Avenue)**

**Location: 16 Goldcroft Road, Weymouth, DT4 0DZ**

After some discussion regarding access vehicular access to the proposed property and whether it is in keeping with other properties in the area, a consensus was reached that the Council has no objection to the proposal.

[**WP/20/00333/FUL**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38225&prevPage=inTray)

**Erection of single storey extension**

**Location: Clyffe Cottage, Plaisters Lane, Sutton Poyntz, Weymouth, DT3 6LG**

The dwelling is located within the west side area for character. The Sutton Poyntz Neighbourhood Plan requires that buildings are in keeping, which is similar to the approach for conservation areas elsewhere in the WTC area. Additionally, the footprint does not appear to be too different. There was a general consensus that there was no objection to the proposals.

Members agreed unanimously that for any planning applications that they had not wished to discuss during this meeting, en bloc comments of “no objection” or “no objection subject to Conservation Officer’s comments” would be submitted to Dorset Council.

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

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| Plan No. | Location | Comments |
| [WP/20/00345/COU](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38237&prevPage=inTray) | 67 St Mary Street, Weymouth, DT4 8PP | The Council has no objection subject to Conservation officer’s comments.  Proposer: Cllr Hamilton  Seconder: Cllr Winter  Unanimous |
| [WP/20/00347/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38239&prevPage=inTray) | 15 Moordown Avenue, Weymouth, DT3 6HU | The Council has no objection. |

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| [WP/20/00324/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38216&prevPage=inTray) | 12 Sussex Road, Weymouth, DT4 0PL | The Council has no objection. |
| [WP/20/00325/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38217&prevPage=inTray) | 4 Coombe Valley Road, Weymouth, DT3 6NH | The Council has no objection subject to the Tree Officer’s concerns being addressed.  Proposer: Cllr Hamilton  Seconder: Cllr Bergman  Unanimous |
| [WP/20/00350/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38242&prevPage=inTray) | 14 Ringstead Crescent, Weymouth, DT3 6PT | The Council has no objection. |
| [WP/20/00349/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38241&prevPage=inTray) | Martleaves House, 41 South Road, Weymouth, DT4 9NR | The Council objects on the grounds of the proposed development being outside of the development boundary and the site being located in an area of local landscape importance.  Proposer: Cllr Hamilton  Seconder: Cllr Bergman  Majority |
| [WP/20/00346/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38238&prevPage=inTray) | 124 Wyke Road, Weymouth, DT4 9QR | The Council has no objection subject to protection of the tree under TPO 130.  Proposer: Cllr Hamilton  Seconder: Cllr Weaving  Majority |
| [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 in order to seek clarity regarding the wording of the application. |
| [WP/19/00980/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_37840&prevPage=inTray) | 16 Goldcroft Road, Weymouth, DT4 0DZ | The Council has no objection. |
| [WP/20/00348/OUT](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38240&prevPage=inTray) | 34 Kestrel View, Weymouth, DT3 5QZ | The Council has no objection. |
| [WP/20/00333/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38225&prevPage=inTray) | Clyffe Cottage, Plaisters Lane, Sutton Poyntz, Weymouth, DT3 6LG | The Council has no objection. |
| [WP/20/00334/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38226&prevPage=inTray) | 41 Greenway Road, Weymouth, DT3 5BD | The Council has no objection. |
| [WP/20/00351/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38243&prevPage=inTray) | 64 Preston Road, Weymouth, DT3 6QA | The Council has no objection subject to the Tree Officer’s comments.  Proposer: Cllr Winter  Seconder: Cllr James  Unanimous |
| [WP/20/00175/LBC](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38067&prevPage=inTray) | 2 Radipole Lane, Weymouth, DT4 9RP | The Council has no objection subject to Conservation Officer’s comments. |

**P00250** **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.

**P00251 Licensing, Enforcement, Appeals & Phone Masts**

**Application for Full Variation of Licence**

**Somewhere Else, 22-23 St Edmund Street, Weymouth, Dorset, DT4 8AR**

Members were reminded that when discussing the application they should consider the following licensing aims and objectives:

* The prevention of crime and disorder;
* Public safety;
* The prevention of public nuisance; and
* The protection of children from harm

The application did not change the opening hours and due to the current Covid-19 situation, government guidelines are expected to change and, in the event that they do, this application could be withdrawn. The application is for a full variation of license, which is indefinite. A government bill is currently going through that is precisely for this purpose, to make temporary arrangements to allow businesses to carry on during the exceptional circumstances.

Members had concerns about litter, measures need to be put in place to guard against unwanted glass litter and responsibility should remain with the premises to manage collection and disposal of containers. Antisocial behaviour was a major concern as the premises is located on a narrow street with no opportunity for sitting out. If the application is passed and receptacles are to be allowed out freely, it would become an area for antisocial behaviour. The variation should not be allowed to become a permanent one. Maiden Street is not suitable for people to stand outside and drink as there is no pavement. There are already complaints from local residents regarding noise from within the building.

**Resolved:**

Proposer: Cllr Orrell Seconder: Cllr Hamilton

Members voted unanimously to object on the grounds of possible public nuisance, public safety and the premises being located within the Cumulative Impact Area.

Cllr Northam left the meeting at this point.

**P00252 Other development consultations**

[**WP/20/00340/OFF**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_38232&activeTab=summary)

**Proposal: Change of use of building from office use (Class B1(a)) to dwelling (Class C3) (1no. two bedroom flat)**

**Location: 167A Portland Road, Weymouth, DT4 9BQ**

There was a general consensus that there was no objection to the proposal, although Cllr Hamilton expressed sadness at the loss of a commercial unit.

**P00253 Traffic Calming and Parking Restriction Requests from the public**

There were no traffic calming and parking restriction requests from the public to consider.

**P00254 Planning Applications Considered by P&L Committee: End of Year Report**

**Resolved:**

Members noted the end of year report which is detailed within the agenda documentation.

**P00255 Emergency Items**

There were no emergency items to consider.

The meeting concluded 8.20 pm