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**Minutes of Meeting**

**MEETING:** Planning & Licensing Committee

**DATE & TIME**: Tuesday 8 September 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 Committee members requesting replies by 9.00 am on Tuesday 8 September 2020.

Present

Councillors: Lucy Hamilton (C) Christine James (VC) David Mannings

Kevin Brookes Trefor Morgan Jan Bergman

Michael Frost Jon Orrell David Northam

Ann Weaving Graham Winter

Officers: Jane Biscombe (Town Clerk)

Niki Ayles (Democratic & Administration Officer)

**P00289 Apologies for absence**

No apologies had been received.

**P00290 Declaration** **of Interests**

There were no declarations of interest.

**P00291 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.

**P00292 Public Participation**

Due to the virtual nature of the meeting members of the public were invited to submit requests to speak in advance of the meeting.

The meeting was joined by one member of the public and Cllr Tony Ferrari who wished to speak about the request for an extension of double yellow lines at the junction of Bowleaze Coveway and Overcombe Drive, extending along a length of Overcombe Drive.

Members agreed unanimously to consider Item 9 “Traffic Calming and Parking Restriction Requests from the Public” at this point in the meeting.

A member of the public addressed the Committee to raise concerns regarding parking at the junction of Bowleaze Coveway and along Overcombe Drive, and reported that people do not appear to be using the car parking facilities in the area. There are three car parks in the area; one by the Café Oasis, the beach car park off of Preston Road, and one at the far end of Bowleaze Coveway by Fantasy Island amusements. People also previously parked at the Harvester pub however this car park is now camera controlled with fines issued to those who park in the car park without using the pub. This is pushing people into residential areas. There is a mini island/triangle at the head of Overcombe Drive, meeting Bowleaze Coveway, but there are no yellow lines around it. Drivers have been seen to park either side of the road, barely leaving a cars width to give access to Overcombe Drive and Ringstead Crescent.

Cllr Tony Ferrari stated that he receives many requests for double yellow lines. However, this case is a real issue therefore he has brought it forward for consideration by the Committee.

It was clarified that the Committee is being asked to consider the following proposals:

* Double yellow lines starting at the junction of Bowleaze Coveway and Overcombe Drive, on the south side, extending slightly in to Ringstead Crescent.
* Double yellow lines on Overcombe Drive, parallel with the north side of the triangle/island.
* Double yellow lines on all sides of the triangle/island.

Cllr Bergman understood the issues in the area and fully supported the proposals.

Cllr Northam highlighted that Bowleaze Coveway is an attractive area for people to visit and the current views of the cruise liners are magnificent. Cllr Northam felt that people should not be denied the opportunity to park for free, and he could support the proposal of double yellow lines around the triangle/junction but would not be able to support any further restriction.

The member of the public clarified that the issue is not just a seasonal one. The Harvester car park having cameras has pushed more cars in to the street. The nearby car parks are under-utilised and this could be due to poor signage. Bowleaze Coveway itself is usually full of cars by 10.00 am and therefore drivers park in residential areas.

Members of the Committee voted on each of the proposals separately.

Resolved:

Members voted by a majority of 8 in favour, with 3 against, to support the request for double yellow lines starting at the junction of Bowleaze Coveway and Overcombe Drive, on the south side, extending slightly in to Ringstead Crescent.

Resolved:

Members voted by a majority of 9 in favour, with 2 against, to support the request for double yellow lines on Overcombe Drive, parallel with the north side of the triangle/island.

Resolved:

Members voted unanimously to support the request for double yellow lines on all sides of the triangle/island.

The request will now go forward to Dorset Council for assessment.

Cllr Ferrari agreed to approach Dorset Council regarding improved signage directing drivers to nearby car parks.

**P00293 Planning Applications**

Members had indicated a desire to discuss [WP/20/00379/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?keyVal=DCAPR_38271&activeTab=summary) 23 Greenhill, [WP/20/00477/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38369&prevPage=inTray) 45 Dorchester Road, [WP/20/00486/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38378&prevPage=inTray) 3 The Woodpeckers, [WP/20/00503/ADV](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38395&prevPage=inTray) Unit 1, Jubilee Retail Park, and [WP/20/00517/LBC](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38409&prevPage=inTray) Northdown Farmhouse, 106 Sutton Road.

**WP/20/00379/FUL**

**Location: 23 Greenhill, Weymouth, DT4 7SW**

**Proposal: Extension and conversion of the existing dwelling to form 2no. flats and erect 1no. new dwelling**

Concerns were expressed regarding density, over development of the site, and the site being located in a Conservation Area. However, it was highlighted that adjacent sites have developments in their rear gardens, and the development retains essential characteristic in the area.

This application was previously considered by the Planning and Licensing Committee, where there was a majority decision of “no objection”. Further comments have been submitted to Dorset Council since that time and concerns have been expressed by the Civic Society and Conservation Officer.

Resolved:

Proposer: Cllr Hamilton Seconder: Cllr Northam

Members voted by a majority of 7 in favour, with 4 against and no abstentions, to submit a comment of “no objection”.

Cllr Hamilton requested that the comments submitted to Dorset Council also reflect the concerns raised by a minority regarding density of the development in a Conservation Area. Cllr Northam added that it was also felt that the essential character of the Conservation Area was to be protected and that other houses in the area have already developed in their rear gardens, and this should also be reflected in the comments submitted.

It was suggested that should Councillors have any objection to the development, that they raise this as an individual comment on the Dorset Council Planning Portal.

[**WP/20/00477/FUL**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38369&prevPage=inTray)

**Location: Adult Education Centre, 45 Dorchester Road, Weymouth, DT4 7JT**

**Proposal: Demolition of existing single storey modular building, glazed link corridor and privacy wall, change of use of existing property from office use to residential use on first and second floors, erect two storey residential children's home, installation of boundary fencing and railings and alterations to vehicle access and gates**

Members welcomed the development of a residential children’s home in Weymouth and felt that the development is modest compared to the size of the plot.

It was understood that concerns have been raised regarding the style of the new annexe. However, although in a Conservation Area, there are a range of styles on Dorchester Road.

There was a general consensus that a comment of “no objection” should be submitted to Dorset Council.

[**WP/20/00486/FUL**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38378&prevPage=inTray)

**Location: 3 The Woodpeckers, Weymouth, DT3 5RS**

**Proposal: Erect a single storey rear extension**

As Ward Councillor, Cllr Weaving had no objections as the development will not obscure anyone’s light.

There was a general consensus that a comment of “no objection” should be submitted to Dorset Council.

[**WP/20/00503/ADV**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38395&prevPage=inTray)

**Location: Unit 1, Jubilee Retail Park, Jubilee Close, Weymouth, DT4 7BG**

**Proposal: Display of 2.no illuminated high level signs to front elevation and side elevations, loading bay sign , panels to totem poles together with vinyl window graphics to internal face of windows/doors**

Cllr Hamilton queried whether the proposed signage on the side of the building facing Radipole Park Drive, Radipole Park and Gardens and the nature reserve, felt like an intrusion over that space. This feeling was not echoed by other Committee members and it was highlighted that the proposal will not affect any residents as there are no residential properties nearby.

There was a general consensus that a comment of “no objection” should be submitted to Dorset Council.

[**WP/20/00517/LBC**](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38409&prevPage=inTray)

**Location: Northdown Farmhouse, 106 Sutton Road, Sutton Poyntz, Weymouth, DT3 6LW**

**Proposal: Alterations to elevations**

It was highlighted that the barn is currently redundant and the development will be an improvement to what is already there.

It was noted that the site is located within the Sutton Poyntz Neighbourhood Plan area and supports it’s policies (H&P1 Building Style and Design, H&P2 Housing Numbers and Size and H&P3 Key Views). The proposal is in keeping with the objectives of the Neighbourhood Plan.

There was a general consensus that a comment of “no objection subject to Conservation Officer’s comments” should be submitted.

Councillors did not wish to discuss the following planning applications and therefore, as previously agreed, a comment of “no objection” will be submitted:

* [WP/20/00487/ADV](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38379&prevPage=inTray). Proposal: Display of 5.no Morrisons Letters with Logo, 2.no Illuminated Motif Boxes, 1.no Totem, 1.no Canopy Sign, 1.no Internally illuminated Kiosk Sign and 1.no Car Wash Sign. Location: 244 Dorchester Road, Weymouth, DT3 5AX
* WP/20/00425/LBC. Proposal: Works to facilitate the replacement and repairs to damaged section of roof slates and associated works. Location: Flat 1, Gloucester Lodge, 85 The Esplanade, Weymouth, DT4 7AU
* WP/20/00468/FUL. Replace the shopfront and signage. Location: 24-25 King Street, Weymouth, DT4 7BH
* [WP/20/00484/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38376&prevPage=inTray). Proposal: The installation of new bi-parting entrance doors and side screens to front elevation together with the blocking up of 2 no openings (1 to side and 1 to rear elevations). Location: Unit 1, Jubilee Retail Park, Jubilee Close, Weymouth, DT4 7BG
* [WP/20/00505/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38397&prevPage=inTray). Proposal: Erection of single storey extension and glazed veranda. Conversion of roof space and extend roof (demolition of existing extensions). Location: 11A Old Castle Road, Weymouth, DT4 8QB
* [WP/20/00508/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38400&prevPage=inTray). Proposal: Erect a timber framed car port. Location: 1 Emminster Close, Weymouth, DT3 6RT
* [WP/20/00456/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38348&prevPage=inTray). Proposal: Creation of loft bedroom, works to roof & erection of rear extension. Location: 6 Grafton Avenue, Weymouth, DT4 9RZ
* [WP/20/00472/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38364&prevPage=inTray). Proposal: Formation of terrace on existing flat roof. Location: 9 Grafton Avenue, Weymouth, DT4 9RZ
* [WP/20/00479/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38371&prevPage=inTray). Proposal: Construction of a flow forge plant cage/compound and the installation of air condition/refrigeration plant thereto together with the forming of 2 no. openings in external wall associated with same. Location: Unit 1, Jubilee Retail Park, Jubilee Close, Weymouth, DT4 7BG
* [WP/20/00458/FUL](https://planning.dorset.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=DCAPR_38350&prevPage=inTray) Proposal: Erection of single storey rear extension. Location: 58 Radipole Lane, Weymouth, DT4 9RR

**P00294** **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.

**P00295 Licensing, Enforcement, Appeals & Phone Masts**

**Appeals:**

Councillors noted the following appeals and had no comments:

* WP/20/00027/FUL. Location: 56 Preston Road, Weymouth, DT3 6QA. Proposal: Demolition of existing dwelling and erection of 7 flats with associated access and parking
* WP/20/00199/FUL. Location: Land and Building Rear of, 5 Littlemoor Road, Weymouth. Proposal: Demolition of existing garage/storage unit and erection of garage/storage unit

**P00296 Other development consultations**

**National Consultation:**

The following three national consultations were detailed in the agenda documentation:

* + [Changes to the Current Planning System](https://nalc.us12.list-manage.com/track/click?u=16886b5d6c31eade2f9a50027&id=b00aa1bc98&e=1d44ddb0ab)Closes: 1 October
  + [White Paper: Planning for the Future](https://nalc.us12.list-manage.com/track/click?u=16886b5d6c31eade2f9a50027&id=8fecff5685&e=1d44ddb0ab)  Closes: 29 October
  + [Transparency and Competition: A call for evidence on data on land control](https://nalc.us12.list-manage.com/track/click?u=16886b5d6c31eade2f9a50027&id=2b6b55a026&e=1d44ddb0ab) Closes: 30 October

After some discussion there was a consensus regarding the number of planning applications that are approved but never get built, concerns regarding loss of control and concerns regarding land banking. It was agreed that some further work will be undertaken by Councillors to identify any overlap between the Changes to the Current Planning System consultation and Planning for the Future Consultation, with comments to come to the next Planning and Licensing Committee meeting on Tuesday 22nd September. Members are asked to send their comments to Cllr Northam who will collate these and submit a brief report for the next Planning and Licensing Committee. Cllr Hamilton will liaise with Cllr Northam regarding this.

**Local Consultation:**

Licensing Policy Consultation:

It was agreed that Members should send any comments they may have regarding the Licensing Policy Consultation to Councillor Hamilton for collation. Cllr Orrell felt that the consultation most likely effects his Ward a lot in terms of the cumulative impact statement and he will forward his comments to Cllr Hamilton.

**P00297 Traffic Calming and Parking Restriction Requests from the public**

**Request for Double Yellow Lines at the Junction of Bowleaze Coveway and Overcombe Drive**

This item was discussed earlier in the meeting under Public Participation. Please see minute number P00292 above.

**P00298 Information Items**

There were no information items.

**P00299 Emergency Items**

There were no emergency items.

The meeting concluded at 8.24 pm.