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**Minutes of Meeting**

**MEETING:** Planning & Licensing Committee

**DATE & TIME**: Tuesday 15th December 2020 at 7.00pm

**PLACE:** Via Zoom Virtual Meeting Place

The meeting agenda and previous minutes were sent to all Committee members requesting any comments regarding planning applications detailed in the agenda by 9.00 am on Tuesday 15th December 2020.

Present

Councillors: Graham Winter David Harris (Sub) Kevin Brookes

Trefor Morgan David Northam Jan Bergman

 Michael Frost Graham Lambert (Sub)

Officers: Jane Biscombe (Town Clerk)

 Niki Ayles (Democratic & Administration Officer)

**P00366 Apologies for absence**

Apologies were received from Cllr Mannings, who was substituted by Cllr Harris, and Cllr Orrell, who was substituted by Cllr Lambert. Apologies were also received from Cllr Hamilton.

Cllr Winter acted as Chair in the absence of Cllr Hamilton and Cllr James.

**P00367 Declaration** **of Interests**

There were no declarations of interest.

**P00368 Minutes of the last meeting**

**Resolved:**

Members agreed by a majority, with one abstention, 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.

**P00369 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.

Cllr Mannings attended the meeting as an observer only however left before the meeting concluded.

Cllr Ferrari attended the meeting in order to speak regarding the planning application for Waterside Holiday Park. It was therefore agreed that the application would be considered at this point in the meeting.

**WP/20/00756/FUL**

**Waterside Holiday Park, Bowleaze Coveway, Weymouth, DT3 6PP**

Cllr Ferrari addressed Committee members and felt that the current size of the site is more than the infrastructure can manage. The only access to the site is via Bowleaze Coveway, which is a busy, narrow road during the Summer, and the road cannot cope with an increase in traffic. The proposal is also likely to make the parking situation along Bowleaze Coveway worse and it is likely that some visitors to the site will drive to the beach at Bowleaze, as can currently be observed by the Waterside parking permits displayed in car windscreens.

Cllr Ferrari reminded Members that the Planning and Licensing Committee recently voted in favour of double yellow lines being implemented on Bowleaze Coveway and Overcombe Drive due to parking issues.

Cllr Ferrari continued that the proposal will have a detrimental impact on wildlife and the environment, and will close the gap between the end of the park and Eweleaze Farm campsite to the east. To the right-hand side of the newly developed part, it now butts straight up to Eweleaze Farm campsite. It used to be that the field was a gap between the two but this has now been closed. Wildlife policy emphasises the value of corridors to allow movement between separate undeveloped areas. This scheme closes off the last corridor to the fields and the foreshore to the east of the Riviera Hotel. In the Summer, particularly, this will be an isolated wildlife island.

With regards to the landscaping of the fields at the bottom of the site, Cllr Ferrari said that the landscaping to the fields south of the current park seems a totally unnecessary destruction of habitat for little economic gain and further damages that wildlife island. Cllr Ferrari recommended to Members that the application is rejected. Members then considered the application.

Cllr Northam advised that he had been invited to visit the site, which he would be doing, and therefore he would be reserving his views until after his visit. However, he highlighted that Eweleaze Farm is outside of the WTC boundary, and the Summer camping licence for that area is purely a temporary licence therefore most of the area is put out to pasture most of the time, and he cannot see that it will close off the wildlife corridor.

Members expressed concern that Weymouth has a large number of holiday parks but not enough housing. In addition, there were concerns regarding the impact on the countryside, traffic generation, landscaping, noise and disturbance from the development, nature conservation and planning policy.

Members noted residents’ comments which included both comments in support and in objection to the proposals. Residents comments can be viewed by visiting the Dorset Council planning website.

**Resolved:**

Proposer: Cllr Bergman Seconder: Cllr Brookes

Members voted by a majority of 5 in favour, with 3 abstentions, to object to the application on the grounds of the impact on the countryside, traffic generation, landscaping, noise and disturbance from the development, nature conservation and planning policy.

**P00370 Planning Applications**

Members had expressed a desire to discuss planning applications WP/20/00746/FUL 10 Lyndale Road, WP/20/00753/FUL 5 Broadlands Road, WP/20/00807/FUL SEC Depot Westwey Road, WP/20/00756/FUL Waterside Holiday Park, WP/20/00684/FUL 7 Holme Close, WP/19/00635/RES Curtis Fields, WP/20/00672/FUL Land between White Horse Lane and Osmington Hill, WP/20/00752/OUT 12 Queen Street, WP/20/00781/FUL 6 Kimmeridge Close, WP/20/00765/FUL 94 St Mary Street, and WP/20/00782/ADV 237 Portland Road.

**WP/20/00746/FUL 10 Lyndale Road, Weymouth**

Members had no concerns regarding the application, and it was therefore agreed that a comment of “no objection” will be submitted.

**WP/20/00753/FUL 5 Broadlands Road, Weymouth**

Members had no concerns regarding the application, and it was therefore agreed that a comment of “no objection” will be submitted.

**WP/20/00807/FUL SEC Depot, Westwey Road, Weymouth**

There were concerns that there is insufficient affordable housing provided in the proposal. Policy HOUS1 states that 35% of housing should be affordable which, in this case would be 9 of the 23 dwellings. However, the proposal only offers 6 or 7 affordable homes. Additionally, the application does not mention that 70% of the dwellings should be housing for rent, and does not state whether the affordable housing provided is for rent or sale. The application also fails to provide a valid viability assessment as to why 35% affordable housing is not being provided.

There were also concerns that the properties are small and cramped and there were concerns regarding access from Stavordale Road.

**Resolved:**

Proposer: Cllr Northam Seconder: Cllr Brookes

Members voted unanimously in favour of objecting to the application on the grounds of the development not meeting the affordable housing allocation, the development not providing 70% of the affordable housing for rent, and no viability assessment being provided. Members noted the 2015 Local Plan as follows:

HOUS1. AFFORDABLE HOUSING

 i) Where open market housing is proposed affordable housing will be sought, unless the proposal is for replacement or subdivision of an existing home. The level of affordable housing required reflects the viability of development land in the local area and will be: • 25% in Portland; • 35% in Weymouth and West Dorset.

iii) Applicants seeking to justify a lower level of affordable housing provision will be expected to provide an assessment of viability. A lower level of provision will only be permitted if there are good reasons to bring the development forward and the assessment shows that it is not economically viable to make the minimum level of provision being sought.

iv) Within any affordable housing provision, the councils will seek the inclusion of a minimum of 70% social / affordable rent and a maximum of 30% intermediate affordable housing, unless identified local needs indicate that alternative provision would be appropriate.

**WP/20/00684/FUL 7 Holme Close, Weymouth**

Members had no objection and it was therefore agreed that a comment of “no objection” will be submitted.

**WP/19/00635/RES Curtis Fields, Land South of, Chickerell Road, Weymouth**

There was concern that the applicant does not appear to have taken on board comments regarding good urban design and features such as landmark buildings.

**Resolved:**

Proposer: Cllr Morgan Seconder: Cllr Harris

Member voted by a majority of 6 in favour, with 1 against and 1 abstention, to object to the application on the grounds of poor urban design.

**WP/20/00672/FUL Land between White Horse Lane and Osmington Hill**

Concerns were raised regarding the potentially dangerous access to the car park from the main road. However, it was also felt that whilst reasonable caution would need to be taken when pulling out of the car park on to the main road, this was not grounds for objection.

**Resolved:**

Proposer: Cllr Winter Seconder: Cllr Harris

Members voted by a majority of 7 in favour, with 1 against, to subject a comment of “no objection” subject to highways issues being addressed.

**WP/20/00752/OUT 12 Queen Street, Weymouth**

Members had no concerns regarding the application.

**Resolved:**

Proposer: Cllr Winter Seconder: Cllr Frost

Members voted unanimously in favour of submitting a comment of “no objection”.

**WP/20/00781/FUL 6 Kimmeridge Close, Weymouth**

Members had no concerns regarding the application and it was therefore agreed that a comment of “no objection” would be submitted.

**WP/20/00765/FUL 94 St Mary Street, Weymouth**

Members welcomed development over shops however concerns were expressed regarding emergency egress in terms of fire and fire spreading to other floors as it appeared that there was no escape route to the rear of the building. It was acknowledged that the fire service and Planning Officers would probably address this.

**Resolved:**

Proposer: Cllr Winter

Members voted unanimously in favour of submitting a comment of “no objection”.

**WP/20/00782/ADV 237 Portland Road, Weymouth**

Concerns were expressed regarding the illuminated advertising potentially causing light pollution to nearby properties. However, the majority of Members had no concerns regarding the application.

**Resolved:**

Members voted by a majority of 6 in favour, with 1 against and 1 abstention, to submit a comment of “no objection”.

**Resolved:**

Proposer: Cllr Winter Seconder: Cllr Northam

In respect of the remaining planning applications on the agenda, Members voted unanimously in favour of submitting an en bloc comment of “no objection”.

There was agreement that a comment of “no objection” will be submitted for the following:

* WP/20/00668/FUL Flat 10, Groves Malthouse, Spring Road, Weymouth, DT4 8XG
* WP/20/00669/LBC Flat 10, Groves Malthouse, Spring Road, Weymouth, DT4 8XG
* WP/20/00690/FUL 30 Stottingway Street, Weymouth, DT3 5QA
* WP/20/00685/FUL 63 Old Castle Road, Weymouth, DT4 8QE
* WP/20/00687/FUL 11 Beaumont Avenue, Weymouth, DT4 7RF
* WP/20/00689/FUL 43-44 Lennox Street, Weymouth, DT4 7HB
* WP/20/00644/LBC 28 High West Street, Weymouth, DT4 8JH
* WP/20/00663/LBC 36 Church Street, Weymouth, DT3 5QB
* WP/20/00754/FUL 3 High Street, Wyke Regis, Weymouth, DT4 9NZ
* WP/20/00757/LBC 1 Custom House Quay, Weymouth, DT4 8BE
* WP/20/00758/LBC 9 Kellaway Court, Weymouth, DT4 8XE

**P00371** **Planning Applications responded to under Delegated Powers (for information)**

None

**P00372 Licensing, Enforcement, Appeals & Phone Masts**

**Licensing**

**Application for a Full Variation**

**Weymouth Kebab House, 1 Westham Road, Weymouth, DT4 8NP**

The Committee previously considered a licensing application for this premises on 2nd January 2020. At that time, the Council objected to the application requesting a licence for the sale of alcohol by the applicant due to concerns about public safety and antisocial behaviour.

**Resolved:**

Proposer: Cllr Winter

Members voted unanimously in favour of maintaining WTC’s previous objection in respect of this premises.

**P00373 Other Developmental Consultations**

**Consultation on Dorset Local Plan**

Members noted the information provided regarding the future consultation regarding the Dorset Local Plan. Cllr Northam will provide the Democratic Officer with a page detailing the links to parts of the Local Plan which relate to Weymouth. This can then be provided to Councillors.

The public consultation commences on 11th January 2020 and will run for 8 weeks.

**Consultation on Application for Marine Licence**

**MLA/2020/00452**

**CEFAS Weymouth Seawater Intake Pipe Replacement**

**Resolved:**

Members voted unanimously in favour of submitting a comment of “no objection” in respect of the application.

[**WD/D/20/002569**](https://planning.dorset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage)

**Outline application for 502 dwellings with full details supplied in respect of 277 dwellings (Phase A) including creation of new accesses onto School Hill and Chickerell Link Road (B3157), details of part of the internal spine road, landscaping, drainage, car parking, public open space, associated works and diversion of three public right of ways and with all matters reserved in respect of 255 dwellings (Phases B and C) and a primary school, public open space including field and skate park and changing facilities, landscaping, part of the internal spine road, drainage and associated works**

**Location: Land East of Chickerell and South of, Coldharbour, Chickerell**

There were concerns regarding the large number of houses being built in Weymouth as it was felt that Weymouth has taken more development than its quota.

It was highlighted that there are quite significant CIL criteria in this application such as a new GP surgery and school. Cllr Northam proposed that WTC should ask DC what it will be doing for Weymouth from its 85% of CIL monies, given the impact that the development will have on Weymouth. This was seconded by Cllr Harris.

Additionally, there were concerns regarding flood risk as all water coming from the site runs down through Chafey’s Avenue and therefore it was felt that there is a need to ensure that Officers take a considerable look at the potential flood risk from the development.

It was noted that this is an outline application and it was felt that WTC will have the opportunity to have more say when more is known about the development.

**Resolved:**

Proposer: Cllr Northam Seconder: Cllr Harris

Members voted by a majority of 7 in favour, with 1 abstention, to ask DC what provision is being made for CIL monies for Weymouth as this is something that WTC would like to discuss.

**P00374** **Traffic Calming and Parking Restriction Requests from The Public**

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

**P00375 Proposed move to monthly Planning and Licensing Committee Meetings**

Jane Biscombe introduced the item as detailed in the agenda documentation and requested that, should Members vote in favour of a move to 4-weekly meetings, this commences in February 2021 in order to avoid any problems with dates over the Christmas period.

Cllr Harris proposed that the Committee moves to 4-weekly meetings for a trial period, to be reviewed after 6 months.

Concern was expressed that meetings may be very long if only held once every 4 weeks. Jane Biscombe explained that it may be possible to avoid this as long as Members are very clear regarding which planning applications they wish to discuss prior to the agenda being published. In addition, Members should only request to discuss applications if they themselves have concerns.

**Resolved:**

Proposer: Cllr Harris Seconder: Cllr Bergman

Members voted unanimously in favour of a move to 4-weekly Planning and Licensing Committee meetings and to receive a weekly list of verified planning applications for a trial period, to be reviewed after 6 months. This will commence in February 2021.

It was proposed that planning applications for electric vehicle charging points are delegated to the Town Clerk.

**Resolved:**

Proposer: Cllr Winter Seconder: Cllr Brookes

Members voted unanimously in favour of delegating planning applications for electric vehicle charging points to the Town Clerk.

**P00376 Information Items**

There were no information items.

**P00377 Emergency Items**

There were no emergency items to consider.

The meeting concluded at 8.16 pm.