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**Notes of Meeting**

**MEETING:** Advisory Planning and Licensing Committee

**DATE & TIME**: Tuesday 6th July 2021 at 7.00pm

**PLACE:** Via Zoom Virtual Meeting Place

Members were asked to notify the Democratic Officer of any planning applications they wished to discuss by no later than midday on Tuesday 29th June 2021 in order that they could be included in Item 4 of the agenda.

Present

Councillors: Peter Dickenson (C) Christine James (VC) Jon Orrell

Gill Taylor David Harris Jan Bergman

Graham Winter

Officers: Ian Milne (Business & Finance Manager)

Niki Ayles (Democratic & Administration Officer)

**AP0027 Apologies for absence**

Apologies were received from Cllr Hamilton and Cllr Weaving.

Ian Milne explained that on 5th May 2021 the Council agreed that instead of returning to face to face meetings, an enhanced scheme of delegation would be put in place in order to allow the Town Clerk to enable decisions to be taken under the direction of Councillors until face-to-face meetings recommence. Tonight’s meeting is therefore not a formal Planning and Licensing Committee meeting, but an advisory Planning and Licensing Meeting. Although the meeting may look and feel like a formal Planning and Licensing Committee, it is not. Committee minutes will be held over until the next formal meeting can be held, and those minutes will be present to Full Council and the next appropriate Committee meeting for approval or sign off. Any recommendations agreed will be to recommend actions to the Town Clerk. The Town Clerk will meet with Officers tomorrow morning to discuss any recommendations made.

**AP0028 Declaration** **of Interests**

There were no declarations of interest.

**AP0029 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.

There were no members of the public in attendance.

**AP0030 Planning Applications for discussion**

The Democratic Officer read the following statement on behalf of the Town Clerk:

“Members have agreed to receive a weekly list of planning applications which Weymouth Town Council have been formally notified of by Dorset Council, in order to enable maximum consideration time of applications prior to Committee meetings. Members are reminded that they must inform the Democratic Officer of any planning applications that they wish to be added to the Committee agenda for discussion by no later than midday the day before an agenda is published. This is 7 days before the meeting date in order for the agenda to be finalised and circulated within the legal timescales. Any applications that Members do not wish to discuss will also be added to the agenda, under a separate item, and a comment of “no objection” returned.

The circulation of a weekly planning list and notifying the Democratic Officer of which planning applications Members wish to be included on the agenda for discussion at a Committee meeting not only allows for maximum consideration time of applications, but also enables the smooth running of the Committee meeting. Members are therefore asked to ensure that they respond to the weekly planning email by the date requested. A simple email will suffice should Members be unable to provide a completed form. When Members do not respond in time it creates extra work for Officers and risks the agenda being late, unclear and confusing to navigate.”

Members had expressed a desire to discuss the following planning applications:

**WP/21/00183/CLE, WP/21/00184/CLE & WP/21/00185/CLE**

**The Swan Inn, 567 Dorchester Road, Weymouth (deferred from last meeting)**

The above applications had been deferred from the last meeting whilst clarification was sought regarding the application, and the Democratic Officer provided the following information:

“Since 2006, the property has been used as 3no. separate dwelling houses, as follows:

* 1no, 3 bed flat over the former public house;
* 1no. 1-bed flat to the rear of the public house
* 1no. 3-bed house in the annex

The 3no. CLE applications have been submitted in order to regularise the legal status of these uses, on the basis that the 4-year period where enforcement action could be taken has now passed.”

Cllr Winter provided an overview of the history of the building and said that, whilst he is not against the improvement of the building, he is concerned that work has been undertaken to this listed building without any consideration of Building Regulations and without anyone’s knowledge, and he wonders why this was not investigated by a Conservation Officer.

**Resolved:**

Proposer: Cllr Harris Seconder: Cllr Winter

Members voted unanimously in favour of recommending to the Town Clerk that the Council objects to all three applications on the grounds of the Committee feeling that it cannot approve/support the CLE applications until a full report has been received from the Conservation Officer and Building Control regarding whether the plans agreed in 2007 were adopted and have been monitored thoroughly to ensure that the listed building status has been looked after as Members are concerned about the impact on this listed building.

**P/FUL/2021/01387**

**The Swan Inn, 567 Dorchester Road, Weymouth**

Cllr Winter highlighted that the application relates to the installation of a bridge across the River Wey. The site the other side of the River Wey is outside of the development boundary and is part of the Broadwey Conservation Area. There is currently vehicle access to the site via Littlemead.

Cllr Winter continued that the River Wey is a fragile ecological environment. Building a bridge across the river would involve the destruction of potential water vole habitat. The site is also a flood risk. Endangered species can be found on the site, such as spearwort and creeping marshwort, which are protected under the Natural Environment and Rural Communities Act 2006, sections 41 and 42.

Cllr Winter felt that if access is required in order to look after horses then a footbridge would be adequate. The application is for a 3-metre wide bridge. If horses needed to be transported, vehicle access would have to be via Littlemead as it is not possible to get a horsebox under the arch to the old pub.

**Resolved:**

Proposer: Cllr Winter Seconder: Cllr Bergman

Members voted unanimously in favour of recommending to the Town Clerk that the Council objects to the application on the grounds of highways safety issues (Littlemead is overcrowded with vehicles and horsebox movement would exacerbate this), traffic generation, impact on the countryside, and the impact on flora and fauna, the Natural Environment and Rural Communities Act 2006 is not complied with, design and visual appearance (the bridge is much too large), flooding, nature conservation, and the meadow is outside of the development boundary, and is located within the Broadwey Conservation Area and the Green Infrastructure Network.

**P/FUL/2021/01424**

**19 Beech Road, Weymouth**

Cllr Taylor highlighted that this planning application is very similar to an application submitted in 2016. The only difference is that instead of access from Jestys Avenue, it is now between two houses on Beech Road. The application made in 2016 was refused, and went to appeal which was also refused. The decision of the appeal centred around character and appearance, and that it would set a precedence of building in back gardens which is not in keeping with the area. The decision of the appeal also mentioned disturbance and nuisance to neighbouring properties. Cllr Taylor proposed that the Committee object to the application on those grounds.

Cllr Bergman added that another material planning consideration would be previous planning decisions.

**Resolved:**

Proposer: Cllr Taylor Seconder: Cllr James

Members voted by a majority of six in favour, with one abstention, to recommend to the Town Clerk that the Council objects to the application on the grounds of character and appearance of the area, living conditions of those living in neighbouring properties (noise and disturbance), highway safety and previous planning decisions (WP/16/00036/FUL).

**Planning Applications received shortly before legal despatch**

Members did not wish to make any comments regarding the following planning applications and therefore a comment of “no objection” will be returned to Dorset Council:

* P/CLE/2021/02161 Meadow Cottage, Watery Lane, Weymouth
* P/HOU/2021/01389 1 Malt Cottages, Puddledock Lane, Weymouth

**AP0031 Planning Applications – no objection**

**Resolved:**

Proposer: Cllr Dickenson Seconder: Cllr Winter

Members voted unanimously in favour of returning a comment of “no objection” for the following:

* P/HOU/2021/01618 3 Greenway Road, Weymouth
* P/CLE/2021/01186 Sutton Farm, Puddledock Lane, Weymouth
* P/HOU/2021/00939 112 St Leonards Road, Weymouth
* P/LBC/2021/01130 85 St Thomas Street, Weymouth
* P/FUL/2021/01129 85 St Thomas Street, Weymouth
* P/CLP/2021/01112 7 Kempston Road, Weymouth
* P/FUL/2021/01725 Seaview Holiday Park, Preston Road, Weymouth
* P/VOC/2021/01199 1 The Grove, Weymouth
* P/HOU/2021/01757 5 Rhosewood Drive, Weymouth
* P/HOU/2021/01873 2A Coombe Valley Road, Weymouth
* P/HOU/2021/01884 20 Melstock Avenue, Weymouth
* P/HOU/2021/01892 St Briavels, Silver Street, Weymouth
* P/FUL/2021/01301 10 Buxton Road, Weymouth
* P/HOU/2021/01904 40 Blenheim Road, Weymouth
* WP/21/00055/FUL The Esplanade Row, Weymouth
* P/HOU/2021/01915 118 Wyke Road, Weymouth
* P/HOU/2021/01236 33 Stanier Road, Weymouth
* P/HOU/2021/01929 5 Trinity Street, Weymouth
* P/FUL/2021/01403 61 Rylands Lane, Weymouth
* P/HOU/2021/02008 13 Sutcliffe Avenue, Weymouth
* P/HOU/2021/01300 23 Wooland Gardens, Weymouth
* P/HOU/2021/01328 260 Dorchester Road, Weymouth
* P/HOU/2021/01269 39 Ringstead Crescent, Weymouth
* P/HOU/2021/01450 60 Mount Pleasant Avenue South, Weymouth
* P/HOU/2021/01432 331 Dorchester Road, Weymouth

Cllr Winter left the meeting at this point due to technical difficulties.

**AP0032** **Planning Applications responded to under Delegated Powers (for information)**

None

**AP0033 Licensing, Enforcement, Appeals & Phone Masts**

**Appeals**

[**WP/19/00603/FUL**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=232985)

**15 Cranford Avenue, Weymouth, DT4 7TL**

**Sever land and erect 3 no 3 bedroom houses with under-croft parking**

Cllr Taylor reported that she was not on the Planning and Licensing Committee when the Committee originally objected to the application, but what has struck her is how small the houses are and she would like to see this addition submitted to the Planning Inspectorate.

**Resolved:**

Proposer: Cllr Taylor Seconder: Cllr Orrell

Members voted unanimously in favour of recommending to the Town Clerk that a representation be submitted to the Planning Inspectorate stating that the Council’s previous objection remains, with the addition that the dwellings are very small and below the national standard.

[**WP/20/00346/FUL**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=234504)

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

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

**Resolved:**

Proposer: Cllr Harris Seconder: Cllr Dickenson

Members voted unanimously in favour of recommending that the Committee’s original comment of “no objection subject to the protection of the tree under TPO 130” remaining.

[**WP/20/00101/FUL**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=234260)

**Scrap Metal Yard, Upway Street, Weymouth, DT4 7DN**

**Erection of 4no. dwellings**

**Resolved:**

Proposer: Cllr Orrell Seconder: Cllr Taylor

Members voted unanimously in favour of recommending that the Committee’s original comment of “objection on the grounds of COMM9 parking standards in new developments, ENV12 Design and Positioning of Buildings, ENV16 Overlooking and Privacy, ENV11 Density, and continues to have concerns regarding ENV5 Flood Risk” remaining.

[**WP/20/00782/ADV**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=234938)

**237 Portland Road, Weymouth, DT4 9BH**

**Replace existing signage with internally illuminated digital sign**

This planning application was considered by the Planning and Licensing Committee on 15th December 2020. At that time, the Committee had no objection to the application.

Cllr Taylor highlighted that Dorset Council granted planning permission in March 2021, with conditions attached. The appellant has made an appeal regarding the following conditions:

10. The maximum level of illuminance of the display shall not exceed 100cd/m2.

Reason: In the interest of local amenity and highway safety.

11. The hereby approved advertisement shall not be in use between 20:00pm and 08:00am. During these hours the display shall not emit any illuminance or show any images.

Reason: In the interests of local amenity.

The appellant statement, available on the Dorset Council planning website states:

“The appellant seeks to vary Condition 10 by altering the maximum level of illumination for the consented display. This will enable the digital unit to function during both day and night periods. It is recommended that the Condition 10 is varied to: Illumination of the advertising display shall accord with the Institute of Lighting Professionals publication “The Brightness of Illuminated Advertisements PLG05 2015” during daylight periods. At night (dusk to dawn) the display hereby approved shall not exceed 100cd/sqm. 6.

The applicant seeks to vary Condition 11 by altering the curfew so that a) the approved hours of operation are reasonable and relatable to the permitted development, b) the express consent can be implemented. It is recommended that Condition 11 is varied to: The herby approved advertising display shall be switched off between the hours of 24:00 and 05:00.”

Cllr Taylor was concerned regarding any variation of Condition 11. The building is located in a residential area which faces on to the rear of residential dwellings and the therefore the illumination will face into resident’s bedrooms. Cllr Taylor felt that Condition 10 should be upheld as per the planning approval granted, and that the advertisement should not be used between the hours of 8.00pm and 8.00am.

**Resolved:**

Proposer: Cllr Taylor Seconder: Cllr Orrell

Members voted unanimously in favour of recommending to the Town Clerk that a representation be submitted to the Planning Inspectorate stating that the Committee feels that Conditions 10 and 11 should not be varied and should remain as per the original planning permission granted.

**AP0034 Sitting Out License Applications – Standard Responses (for information)**

Members noted the information item.

**AP0035 Other Developmental Consultations**

**Powerfuel Portland – Environmental Permit Consultation**

**Resolved:**

Members agreed to recommend to the Town Clerk that the Powerfuel Portland Environmental Permit Consultation be added to the agenda for the next Advisory Planning and Licensing Committee meeting, scheduled to be held via Zoom at 7pm on Tuesday 10th August, for full discussion/debate.

**AP0036** **Traffic Calming and Parking Restriction Requests from The Public**

None

**AP0037 Information Items**

Members noted the information item.

**AP0038 Emergency Items**

There were no emergency items to consider.

The meeting concluded at 8.15pm