

Council Offices, Commercial Road, Weymouth, Dorset, DT4 8NG

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**Minutes of Meeting**

**MEETING:** Planning and Licensing Committee

**DATE & TIME**: Tuesday 5th April 2022 at 7.00pm

**PLACE:** Council Offices, Commercial Road, Weymouth, DT4 8NG

Members were asked to notify the Democratic Officer of any planning applications they wished to discuss by no later than midday on Tuesday 29th March 2022 in order that they could be included in Item 6 of the agenda.

Present

Councillors: Peter Dickenson (C) Jon Orrell Gill Taylor

David Harris Graham Winter Christine James (VC)

Jan Bergman Lucy Hamilton Kevin Brookes

Apologies: Cllr Weaving

Officers: Charmaine Denny (Assistant Town Clerk)

 Niki Ayles (Democratic Officer)

**P00480 Apologies for absence**

**Resolved:**

Proposer: Cllr Brookes Seconder: Cllr Winter

Apologies were unanimously approved from Cllr Weaving.

**P00481 Declaration** **of Interests**

Cllr Orrell declared that a family member stands to inherit property close to planning application P/MPO/2022/01465 (Land West of Roman Road and North of, Spa Road, Weymouth). Therefore, he will abstain from the discussion and vote.

**P00482 Minutes of the last meeting**

**Resolved:**

Proposer: Cllr Harris Seconder: Cllr Hamilton

Members voted unanimously in favour of agreeing the minutes of the last meeting as a true record, and these were duly signed.

**P00483 Public Participation**

There were 3 town councillors not on the Committee and 1 member of the public in attendance.

**P00484 Planning applications for discussion**

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

**P/FUL/2021/04774 93 Lanehouse Rocks Road, Weymouth**

Mr Joe Saunders, Betterment Properties, was in attendance and addressed the Committee with regards to the Council’s recent objection to the application.

With regards to highways safety issues and highway design, Mr Saunders reported that Dorset Council Highways have now supported the application and have responded accordingly. The current model was subject to pre-application advice and no safety audit was required at that point as Dorset Council were aware that this would come later. Dorset Council Highways requested, and have received, a road traffic count and safety audit close to Nutgrove Avenue and Freemantle Road. The audit has found that there is adequate capacity for the junction, as designed. However, key areas that will require work have been identified.

The proposed junction is a safer alternative to the previous proposal for which planning permission was granted, a junction halfway up Lanehouse Rocks Road. Minimal work has started with regards to the original junction however Betterments do not wish to proceed with this as it is not financially viable, and Lanehouse Rocks Road would have to be closed for approximately a year. Traffic calming has been incorporated into the layout and the necessary procedures will be followed should planning permission be granted, and any required changes will be made at that stage. Further audits will verify designs at each stage and, even after construction, designers will work with Dorset Highways to change the model to meet any requests from Highways and independent specialists.

With regards to concerns about the environmental impact on wildlife, Mr Saunders reported that a full ecological survey was undertaken on completion of purchase. In Betterment’s opinion, it would be unreasonable to expect that the site is not developed. As local and national policy stand, there is no need for the owner of a property to consult regarding the removal of planting on-site unless the plants and trees are protected. None of the planting on the site was protected, and this has been checked with Dorset Council. There is one badger sett on site and this will be preserved. Clearance of the garden was legal outside of nesting season, and desirable. Nearby residents have more light and less rodents in their gardens. Betterment have agreed to pay compensation to the Dorset Natural Environment Team to cover the loss of habitat and the Natural Environmental Team have agreed, as have Natural England.

It was highlighted that the site was heavily wooded and highly visible and Mr Saunders was asked whether he could reassure local residents that Betterment Properties will be making a natural site available for public use on the land to compensate for the loss of this green space.

Mr Saunders responded that, in terms of this site, the Dorset Natural Environment Team have opted for financial compensation. However, they have yet to furnish him with information regarding how that money will be spent, although he understands that it will be used in Weymouth. The site will benefit from the Site of Nature Conservation Interest (SNCI) area on the Curtis Fields development, and that area will be enhanced with walking spaces and different species. The 93 Lanehouse Rocks Road site is very small when the badger sett is taken into account, and there is a 30 metre area which cannot be built on. The ecological report can be viewed on the Dorset Council planning portal.

With regards to concerns around flooding issues in nearby roads, investigations have been undertaken and the proposals pass the sequential test for housing developments. No risks are presented, even taking into account climate change, and drainage works will not be allowed to contribute to or worsen an existing problem. Flooding has been reduced since the construction of the Curtis Fields development with attenuation basin. The full drainage study should be available on the Dorset Council planning portal.

With regards to concerns around lack of assessment of the impact on the local area, Mr Saunders reported that WTC had not made any specific comments regarding design, appearance and character. Therefore, he can only assume that the Committee was concerned about the proposed access to Curtis Fields. Dorset Council Highways now supports the application and the planning statement examines proposals against policy ENV16. The Design and Access Statement considers the character of the area, and the site has a buffer zone and wildlife corridor. There will be no measurable impact.

Mr Saunders highlighted that there is a GP surgery within walking distance of the site, as well as a play area. There will be an additional play area within the Curtis Fields development, and Betterment Properties have contributed a large amount by way of the gifting of land to a local school close to the development site. There are sporting facilities at the school, and there is a sports facility within the Curtis Fields development.

With regards to concerns around parking behind units 8 and 9, it is Betterment Properties opinion that the area is not enclosed, and it will be illuminated by streetlamps. No objections have been received from the urban designers and landscapers.

Addressing the Committee’s disappointment that carbon zero houses are not being developed, Mr Saunders stated that, whilst there are no national or local policies around this, Betterment Properties exceeds expectations by 30%. It is acknowledged that there is a climate emergency and Betterment Properties will look to develop these things. The site is located on a busy bus route to key employment and shopping areas, and is within walking distance of a GP surgery, shops, school and the town centre. It is a highly sustainable location which will reduce reliance on cars. All homes require energy for heating and lighting, and it is not possible to be totally carbon zero. Carbon zero means paying others to off-set carbon use on site. Renewable units will be installed such as PV (Photo Voltaic) and electric vehicle charging points. In addition, under cover cycle storage will be provided for all dwellings as well as underfloor heating. There will be designated bins for recyclable waste, and cold start tanks so that when a tap is turned on, it will start with cold water and will have to be turned to hot, thus preventing a boiler from firing up automatically. Water butts will also be provided, for the collection of rainwater, and energy monitoring units will be installed.

Members then considered the application.

Concerns remained regarding the proposed junction coming out on to Lanehouse Rocks Road without traffic lights. Several years ago, Overbury Close was closed off as it was felt to be too close to Benville Road, and traffic has doubled since then. Lanehouse Rocks Road is now the main route for HGVs travelling to Portland. It was, however, acknowledged that the location of the new junction is more suitable than the original proposal.

It was acknowledged that the issue of flooding has ben dealt with on the rest of the Curtis Fields development. However, it was felt that water on this end of the site will run in to neighbouring roads on the opposite side of Lanehouse Rocks Road, no matter what SUDs ponds are on the main Curtis Fields site.

It was noted that the plans for the 9 proposed dwellings do not show solar panels yet all other houses on the Curtis Fields development have solar panels.

Mr Saunders confirmed that Betterment Properties are proposing to use PV on the 9 dwellings. PV comes under Building Regulations, which sits alongside planning permission. Under current regulations, PV does not have to be used but the developer has to meet the Standard Assessment Procedure (SAP) assessment.

With regards to continuing concerns regarding flooding, Mr Saunders reiterated that the assessment by professionals is that any floodings issues will not be worsened by the development.

Mr Saunders reassured Members that Betterment Properties will continue to work with Dorset Council Highways and independent consultants as work progresses, and will do whatever is required by Highways.

When asked to comment on the size of the 9 houses, which have a total of 20 parking spaces, Mr Saunders responded that Betterment Properties have opted for the size of house that is popular with the local community. 2 and 3-bedroom properties are popular with first time buyers and those looking to downsize.

**Resolved:**

Proposer: Cllr James Seconder: Cllr Brookes

Members voted by a majority of 7 in favour, with 2 abstentions, to return a comment of no objection.

**P/MPO/2022/01465 Land West of Roman Road and North of, Spa Road, Weymouth**

Cllr Northam addressed Committee members, as ward Councillor.

Dorset Council’s new draft Local Plan sets out a set of Strategic Objectives as detailed below:

|  |
| --- |
| **Suitable housing** |
| We will work with the development industry, town and parish councils, registered housing providers, community land trusts and local housing partners to deliver housing, including affordable housing, that meets the needs of Dorset. We want to enable those who grow up in Dorset to stay in Dorset. |
| How the Local Plan will meet this priority: Housing is one of the key outputs of the Local Plan. Housing, including affordable housing, will be provided across the plan area to meet the needs of those who wish to live and work in the area. Around 30,000 new homes will be provided over the lifetime of this plan, of a range of types, sizes and tenures to meet Dorset’s diverse needs. |

The proposal to reduce the number of Affordable Homes and reduce the contribution to off-site provision is contrary to new Draft Local Plan.

Similarly, it is against the Strategic Objective of the 2015 Local Plan which states:

AFFORDABLE HOUSING

Affordable housing must be provided at a cost low enough for local people whose needs are not met by the open market to afford. It should remain at an affordable price (if it is practicable to apply suitable restrictions).’

This application was initially refused by Dorset Council but this was overturned on appeal on the basis that the benefits of this development outweighed the harm. A condition was set that the scheme should include 35% Affordable Homes.

This was barely satisfied by the appealed application which provided 13 houses, 11 4-bed, 2 3-bed and 6 flats at 30% discount.

However, the proposed modification by the new developer reduces this to 3 flats, 1x 2-bed, and 2x 1-bed, at 20% discount. This is not acceptable given the conditions against which the appeal was upheld. Weymouth has a minimum need for 1,669 Affordable Homes (ref Weymouth HNA Jan 2021). Dorset Council must ensure that developer obligations are met.

As shown by Annual Monitoring Report and 5-year Delivery Test, market led development within Weymouth and Portland over the last 9 recorded years has delivered 190 dwellings per annum, exceeding the target of 175 dwellings per annum, and is meeting the 5-year housing supply test. However, the level of Affordable Homes being supplied is only 13% compared with the Plan Target of 35%.

More houses of this type are not needed in Weymouth & Portland unless they provide their quota of Affordable Homes.

Cllr Northam urged Committee members to object to the application on the basis that it

1. Does not meet the new or previous Local Plan’s Housing Strategic Objectives.
2. Housing in Weymouth is being delivered in the quantity required in the extant Local Plan but is not being delivered in line with the Housing Need for Affordable Homes and any reduction in the planned number should be rejected.

Cllr Barrow reported that as well as having previously agreed 6 flats at a 35% discount, the houses were also to go to local residents. However, the properties are now going to be less affordable for local residents. The developer has already applied to reduce the quality of the materials being used on site, based on costs, and now this application has been submitted based on viability. The Dorset Council Housing Enabling Team do not support the application as they wish to see the maximum level of affordable housing provided. It would appear that this application is about the developer wanting to make the maximum level of profit.

Cllr Gray referred to the Viability Assessment which states that the reason the affordable housing is being reduced is because the cost of materials has increased, and the developer will not make as much profit.

**Resolved:**

Proposer: Cllr Winter Seconder: Cllr Taylor

Members voted by a majority of 7 in favour, with 2 abstentions, to object to the application on the basis that it:

a) Does not meet the new or previous Local Plan’s Housing Strategic Objectives.

b) Housing in Weymouth is being delivered in the quantity required in the extant Local Plan but is not being delivered in line with the Housing Need for Affordable Homes, and any reduction in the planned number should be rejected.

**P/RES/2022/00823 Field South of Nottington Lane, Nottington Lane, Weymouth**

Cllr Northam reported that this development is providing affordable homes and he would suggest that a comment of “no objection” is submitted.

**Resolved:**

Proposer: Cllr Harris Seconder: Cllr Winter

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

**Planning Applications received shortly before legal despatch**

Members did not wish to discuss any of the planning applications received shortly before publication of the agenda.

**Resolved:**

Proposer: Cllr Bergman Seconder: Cllr James

Members voted unanimously in favour of returning a comment of “no objection” in relation to the following planning applications:

* P/HOU/2022/01911 21 Weymouth Bay Avenue, Weymouth
* P/FUL/2022/01910 Seascape Café, Greenhill Gardens, Weymouth
* P/FUL/2022/01836 17-23 New Street, Weymouth
* P/LBC/2022/01643 10A Nothe Parade, Weymouth
* P/FUL/2022/01909 Weymouth Library, Great George Street, Weymouth
* P/HOU/2022/01884 52 Weymouth Bay Avenue, Weymouth
* P/HOU/2022/01982 8 Chalbury Close, Weymouth
* P/FUL/2022/02016 Beach Operations Building, Weymouth Beach
* P/LBC/2022/01013 4 Albert Street, Weymouth
* P/HOU/2021/04727 3 Vines Place, Weymouth

**P00485 Planning Applications – no objection**

**Resolved:**

Proposer: Cllr Harris Seconder: Cllr Brookes

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

* P/LBC/2022/01312 1 Stavordale Road, Weymouth
* P/HOU/2022/01419 5 Winslow Road, Weymouth
* P/LBC/2022/01381 14 Custom House Quay, Weymouth
* P/FUL/2021/05742 Rylands Nook, Fairview Road, Weymouth
* P/FUL/2022/01431 Weymouth Bay Holiday Park, Preston Road, Weymouth
* P/ADV/2022/014626 New Bond Street, Weymouth
* P/HOU/2022/00915 55 Dumbarton Road, Weymouth
* P/HOU/2022/00801 Weir View Cottage, Nottington Lane, Weymouth
* P/LBC/2022/01564 48 Elwell Street, Weymouth
* P/VOC/2022/01693 680 Dorchester Road, Weymouth
* P/FUL/2021/04816 98C Wyke Road, Weymouth
* P/HOU/2022/00907 St Briavels, Silver Street, Sutton Poyntz, Weymouth
* P/ADV/2022/01618 26 St Mary Street, Weymouth
* P/LBC/2022/01769 3 Brunswick Terrace, Weymouth
* P/ADV/2022/01669 1-2 New Bond Street, Weymouth
* P/LBC/2022/01766 1-2 New Bond Street, Weymouth
* P/HOU/2022/01805 51 Budmouth Avenue, Weymouth
* P/HOU/2022/01780 Romsey Villa, Bridge Inn Lane, Weymouth
* P/HOU/2022/01839 18 Milton Terrace, Weymouth
* P/HOU/2022/01767 Brookwood, 42 Church Street, Weymouth
* P/LBC/2022/01835 The Warwick, 9 The Esplanade, Weymouth
* P/HOU/2022/01862 671 Dorchester Road, Weymouth
* P/FUL/2021/05470 Chesterman And Matthews, 14-16 Gloucester Mews, Weymouth

**P00486** **Planning Applications responded to under Delegated Powers (for information)**

None

**P00487 Licensing, Enforcement, Appeals & Phone Masts**

**Appeals**

[**P/HOU/2021/02819**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=288981)

**17 Netherton Road, Weymouth, DT4 8SB**

**Erection of two storey extension & raising of roof to form additional storey with rear balcony**

**Resolved:**

Proposer: Cllr Orrell Seconder: Cllr Brookes

Members voted unanimously in favour of the Council’s original representation of “no objection” remaining as it is.

**P00488 Sitting Out License Applications – Standard Responses (for information only)**

None

**P00489 Other Developmental Consultations**

None

**P00490** **Traffic Calming and Parking Restriction Requests from The Public**

None

**P00491 Traffic Regulation Orders (TROs)**

None

**P00492 Information Items**

Members noted the information items.

**P00493 Emergency Items**

None

Meeting closed at 8.03 pm.