

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

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**Minutes of Meeting**

**MEETING:** Planning and Licensing Committee

**DATE & TIME**: Tuesday 24th May 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 17th May2022 in order that they could be included in Item 6 of the agenda.

Present

Councillors: Peter Dickenson (C) Jon Orrell Alex Fuhrmann

Ann Weaving David Northam Tim Young

Christine James Jan Bergman (Sub)

Apologies: Kevin Brookes Lucy Hamilton

Officers: Charmaine Denny (Assistant Town Clerk)

 Niki Ayles (Democratic Officer)

**P00509 Apologies for absence**

**Resolved:**

Apologies were unanimously approved from Cllr Brookes, who was substituted by Cllr Bergman. Apologies were also received from Cllr Hamilton.

**P00510 Election of Vice-Chair**

**Resolved:**

Proposer: Cllr Weaving Seconder: Cllr Orrell

Cllr James was elected un-opposed to the role of Vice-Chair.

**P00511 Declaration** **of Interests**

There were no declarations of interest.

**P00512 Minutes of the last meeting**

**Resolved:**

Proposer: Cllr Orrell Seconder: Cllr Dickenson

Members voted by a majority of 6 in favour, with 2 abstentions, of agreeing the minutes of the last meeting as a true record, and these were duly signed.

**P00513 Public Participation**

Cllr Louie O’Leary, Dorset Council, was in attendance to speak regarding planning application P/FUL/2022/02893, Land between 38-40 Overcombe Drive. Please see minute number P00514 below.

**P00514 Planning applications for discussion**

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

**P/OUT/2022/02620**

**Land at Ferrymans Way, Weymouth**

It was highlighted that the land on which the proposed development would be located is owned by Ilchester Estates and the application has been submitted by their planning consultant. Ilchester Estates also owns the land being developed at the former Ferrybridge Inn site. It is an outline application and proposes to replace land used as a boat yard with several blocks of flats.

Cllr Northam was concerned that the site is currently a valuable employment site and there are clauses under policy ECON 3 of the Local Plan which say that if land is to be changed from employment land to residential then this has to be justified. There is some justification however he feels this to be inadequate, and it is not thought that the site has been promoted for employment use. Cllr Northam felt it important that the land remain employment land.

Cllr Northam continued that the scale of the development is too dense and the visual impact pictures presented do not show the impact of the Ferrybridge development by the same company. The proposal appears to provide a lot of car parking but no other amenity for residents.

Thirdly, Cllr Northam highlighted that there is no provision for affordable homes. One could have expected 35% of the dwellings to be affordable but the application states that the developer will make a financial contribution. Therefore, the developer does not propose to build any affordable homes. Cllr Northam was concerned that the area would, given that the dwellings are apartments, be aimed at second home owners and rent to buy, and he felt that some consideration should be given to affordable housing or the dwellings being used as a principal residence.

**Resolved:**

Proposer: Cllr Northam Seconder: Cllr Weaving

Members voted unanimously in favour of objecting to the application on the grounds of the development being overbearing, loss of employment land (Local Plan policy ECON3), lack of amenities, lack of affordable housing (Local Plan policy HOUS1, and the development being environmentally insensitive (Local Plan policies ENV1, ENV10 and ENV12).

**P/VOC/2022/02765**

**Weyfish Ltd, Custom House Quay, Weymouth**

It was noted that this is a successful business which is wanting to increase its success by staying open later. However, Condition 9 of the planning approval granted currently restricts opening times to between 7am and 10pm. The application is a variation request to remain open until midnight.

Cllr Northam was concerned about the potential conflict between this business which is pitching itself as a high end eating establishment, and the very popular late night drinking area along the harbourside. Cllr Northam stated that he would be happy for the variation to be granted as long as the applicant recognises the other existing businesses in the area.

**Resolved:**

Proposer: Cllr Orrell Seconder: Cllr Bergman

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

**P/FUL/2022/02893**

**Land between 38-40 Overcombe Drive**

Cllr Louie O’Leary, Dorset Council, highlighted that this is not the first planning application for housing on this site. There have been previous applications which have either been rejected or withdrawn as the development would ruin the skyline in the Preston area, with the development being visible for miles around. Cllr O’Leary was concerned that these homes would not be affordable or social housing, and there would be a loss of green space used by many residents and visitors. Residents have asked if the land can be used for a Platinum Jubilee party, which shows how well thought of the land is. Cllr O’Leary was also concerned about the loss of a post box, and hoped that the Committee would recommend that planning permission is refused.

Cllr O’Leary’s comments were echoed by Cllr Bergman, who stated that the proposal is over development of the land, which is valuable amenity land to local residents. Cllr Bergman felt that, with other developments taking place in the area, it is important for the amenity land to be kept as such.

Cllr Northam drew attention to the housing to the left and right of the proposed development being at a similar height. Whilst he agreed that it was filling the site he felt that, compared with previous applications for the site, this has been scaled down and is now more in keeping with other buildings along that road.

It was highlighted that planning applications for development on this site have been refused twice, and it has been scaled down as there is a public footpath that runs along the back of the site. In addition, parking is already a major issue along this road. Double yellow lines were recently painted to deal with the parking issues on the junction of Overcombe Drive and Bowleaze Coveway, and this has pushed traffic further along Overcombe Drive. In addition, it was felt that the development would be overbearing to the house on the right.

When asked by Cllr James whether the site was listed as an important local gap, Cllr Dickenson replied that when the estate was built, it was put down as amenity land for public use.

**Resolved:**

Proposer: Cllr Northam Seconder: Cllr James

Members voted by a majority of 5 in favour, with 2 against and 1 abstention, to return a comment of no objection.

**Planning Applications received shortly before legal despatch**

**P/FUL/2022/03098 104 St Mary Street, Weymouth**

It was clarified that the proposed extension to the building would not be visible from St Mary Street.

**Resolved:**

Proposer: Cllr Orrell Seconder: Cllr James

Members voted unanimously in favour of returning a comment of “no objection” although the Council requests that Dorset Council note that this is a critical listed building in a Conservation Area.

**P00515 Planning Applications – no objection**

**Resolved:**

Proposer: Cllr James Seconder: Cllr Weaving

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

* P/FUL/2022/02109 11 Lancaster Road, Weymouth
* P/HOU/2022/02544 4 Mayfield Close, Weymouth
* P/LBC/2022/02583 4 Old Malthouse, Nottington Lane, Weymouth
* P/HOU/2022/02588 9 St Julien Crescent, Weymouth
* P/HOU/2022/02625 3 Dale Avenue, Weymouth
* P/HOU/2022/02642 Land and Building Opposite 66 Old Castle Road, Weymouth
* P/HOU/2022/02263 4 Mount Street, Weymouth
* P/HOU/2022/02766 3 Sussex Road, Weymouth
* P/HOU/2022/02767 46 Chamberlaine Road, Weymouth
* P/HOU/2022/02796 4 Old Station Road, Weymouth
* P/HOU/2022/02783 13 Marina Gardens, Weymouth
* P/HOU/2022/02834 Lansdene, Cross Road, Weymouth
* P/HOU/2022/02650 1 Sycamore Road, Weymouth
* P/HOU/2022/02874 441 Radipole Lane, Westham, Weymouth
* P/HOU/2022/02914 13 Dale Avenue, Weymouth
* P/VOC/2022/02724 262 Portland Road, Weymouth
* P/HOU/2022/02949 11 Goldcroft Avenue, Weymouth
* P/FUL/2022/02955 Scout Hall, Granby Close, Weymouth

**P00516** **Planning Applications responded to under Delegated Powers (for information)**

**Resolved:**

Members noted the information item.

**P00517 Licensing, Enforcement, Appeals & Phone Masts**

**Appeal**

**P/FUL/2021/02148**

**36 Alexandra Road, Weymouth, DT4 7QQ**

**Replacement windows from timber sash to uPVC heritage sash windows**

It was highlighted that this Committee previously objected to the application on the ground of the loss of existing timber sash windows for UPVC replacements, in a property located within a Conservation Area.

It was highlighted that in other Conservation Areas, UPVC window frames have been allowed. This particular address is set back from the road and anyone walking past would not notice the difference. Additionally, the country is in the middle of an energy crisis and the applicant is wanting to save money on their heating.

**Resolved:**

Proposer: Cllr Fuhrmann Seconder: Cllr Orrell

Members voted unanimously in favour of supporting the appeal by withdrawing WTC’s previous representation.

**Appeal**

**P/FUL/2021/02774**

**84 Wyke Road, Weymouth, DT4 9QJ**

**Demolish existing dwelling and construct 1no. replacement dwelling**

**Resolved:**

Proposer: Cllr Weaving Seconder: Cllr James

Members voted unanimously in favour of WTC’s previous representation remaining as it is.

**Licensing**

**New Application for Premises License**

**Beach Café, Brunswick Terrace, Weymouth**

Charmaine Denny clarified that under the prevention of crime and disorder, the holder of the premises licence will ensure that no alcoholic beverages, in open/unsealed bottles or glasses shall be taken from the premises. The application states that the business would be open until 10pm however this would only be on a handful of evenings throughout the year.

**Resolved:**

Proposer: Cllr Dickenson Seconder: Cllr Orrell

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

**P00518 Sitting Out License Applications – Standard Responses (for information only)**

None

**P00519 Other Developmental Consultations**

**SECTION 257, TOWN AND COUNTRY PLANNING ACT 1990**

**APPLICATION FOR A PUBLIC PATH DIVERSION ORDER – FOOTPATHS 79 & 92, WEYMOUTH AT CURTIS FIELDS**

Since publication of the agenda, further information had been received as follows:

“As part of the management plan, a post and wire fence will be erected around the perimeter of the SNCI, and along the main footpath through the SNCI (see pages 25 and 26). This means the proposed route between points D – J would be fenced as it coincides with the red route on Fig 7.

The remainder of the proposed diverted routes will be unfenced, providing access to the open space between J – E and part of the route E – F.”

**Resolved:**

Proposer: Cllr Northam Seconder: Cllr Bergman

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

**P00520** **Traffic Calming and Parking Restriction Requests from The Public**

None

**P00521 Traffic Regulation Orders (TROs)**

None

**P00522 Street Naming Bank**

Charmaine Denny introduced the item.

Cllr Northam reported that when developments require street names allocating to them, unitary councillors for the area receive a letter with some suggested names, but also allowing the opportunity to suggest street names. Cllr Northam felt that the current system works satisfactory. However, Cllr James felt that town councillors should also receive that information.

Cllr Northam highlighted that the Dorset Council policy states that they will consult with town and parish councils, and he did not feel that the Planning and Licensing Committee needs a standing agenda item as street naming can come to Committee as and when required.

**Resolved:**

Proposer: Cllr Northam Seconder: Cllr James

Members voted unanimously in favour of the Council following Dorset Council’s policy, suggesting street names at the appropriate time.

**P00523 Information Items**

**Neighbourhood Plan**

Cllr Northam provided a verbal update and explained that there will be occasions when a written report will be required as the Neighbourhood Planning Steering Group is getting to the stage where it is making decisions that will affect Weymouth and it is only right that they are approved by this Committee and Full Council when needed.

Cllr Northam, Cllr Weaving, Cllr Huckle and Cllr Hamilton sit on the Neighbourhood Planning Steeting Group, as well as 6 members of the public. There is currently a vacancy for a 7th member of the public. The Steering Group is moving from data gathering to analysis to identify needs for a neighbourhood plan and forming objectives.

Dorset Coast Forum have been engaged to support the Neighbourhood Plan public engagement. Public engagement is important but the Steering Group has been struggling to do this via its current website and social media, and therefore they have been contracted to provide a new website and to organise six events in the community in the next four months. Three of these will be in difficult to reach areas of Weymouth, and three will be held more centrally. They will also be piggy backing some community events organised by WTC.

A draft report has been received from the government agency that supports Neighbourhood Planning regarding site availability. They have addressed 61 sites and these will be reviewed by the theme groups and will come back to this Committee with the site allocations that are felt to be appropriate. This will take place prior to public consultation.

Members may have received an email from Colin Marsh, a member of the Neighbourhood Planning Steering Group, stating how important it is to register for designating local green space that is important to residents. Both Members and community groups are able to do this. Where there are local green spaces important to a community, these can be put forward and the designated sites will not be developed.

**Resolved:**

Members noted the information items.

**P00524 Emergency Items**

None

Meeting closed at 8.11 pm.