

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

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**Minutes of Meeting**

**MEETING:** Planning and Licensing Committee

**DATE & TIME**: Tuesday 3rd 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 Monday 25th April2022 in order that they could be included in Item 5 of the agenda.

Present

Councillors: Peter Dickenson (C) Jon Orrell Gill Taylor

Graham Winter Lucy Hamilton

Apologies: David Harris Christine James (VC) Jan Bergman

Officers: Charmaine Denny (Assistant Town Clerk)

Niki Ayles (Democratic Officer)

**P00494 Apologies for absence**

**Resolved:**

Proposer: Cllr Orrell Seconder: Cllr Taylor

Apologies were unanimously approved from Cllr Bergman, Cllr Harris and Cllr James.

**P00495 Declaration** **of Interests**

There were no declarations of interest.

**P00496 Minutes of the last meeting**

**Resolved:**

Proposer: Cllr Dickenson Seconder: Cllr Winter

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

**P00497 Public Participation**

There was one member of the public present. Cllr Luke Wakeling was in attendance however is not a member of this Committee.

**Proposed Diversion of Footpath – Curtis Fields**

A member of the public was concerned that when Dorset Council propose changes to a public footpath, the plans of the area concerned are not very clear and few people keep ordnance survey maps at home.

Cllr Dickenson responded that if the member of the public spoke to DC, he is sure that they would explain.

**Street Name Bank**

Cllr Wakeling reported that Bracknell Town Council have introduced a “Street Name Bank” of potential street names for new developments. This is updated periodically, and all checks go through a number of checks before being listed to ensure that there are no duplications. Cllr Wakeling wondered whether potential street names is something that the Planning and Licensing Committee could consider twice a year.

Charmaine Denny responded that Officers will write a report for the next Planning and Licensing Committee.

Cllr Hamilton proposed that Item 10 regarding footpaths be taken next as there is a member of the public present regarding this item.

**Resolved:**

Proposer: Cllr Hamilton Seconder: Cllr Taylor

Members voted by a majority of four in favour, with one against, to move Item 10 forward on the agenda, to be discussed at this point in the meeting.

**P00498 Other Development Consultations**

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

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

Cllr Wakeling reported that, having plotted the proposals on top of DC’s map, it is apparent that they are proposing to re-route the footpath along the southern side of the road, and put in a cycle path along the northern side of the road. The proposal for the footpath has a slighter gradient and the cycle path is on a steeper gradient. Cllr Wakeling was concerned that putting the footpath and cycle path this way round will cause antisocial behaviour as cycles will be ridden along the footpath. If the cycle way is put on the lower gradient, there will be fewer problems.

Cllr Orrell was in favour of the proposed footpath being kept as close to the existing footpath as possible.

Members were concerned about the lack of information provided.

**Resolved:**

Proposer: Cllr Hamilton Seconder: Cllr Taylor

Members voted unanimously in favour of the item being deferred in order that Officers can go back to Dorset Council for further clarity regarding the use of shared space, including the cycleway and footpaths, and requesting a map showing the changes superimposed on the new dwellings.

**P00499 Planning applications for discussion**

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

**P/FUL/2022/01957**

**Eweleaze Farm, Eweleaze Farm Campsite, Osmington**

Cllr Orrell stated that he supported the application as he feels that Eweleaze Farm is a very valuable campsite, a family run farm with lots of organic food and he felt that it is the type of business that should be encouraged. This was echoed by Cllr Winter and Cllr Dickenson.

**Resolved:**

Proposer: Cllr Orrell 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 the following planning application received shortly before publication of the agenda:

* P/HOU/2022/02552 9B Sycamore Road, Weymouth

**Resolved:**

Members voted unanimously in favour of returning a comment of “no objection” in relation to the planning application detailed above.

Members wished to discuss the following application received shortly before publication of the agenda:

* P/FUL/2022/02474 41-43 Federated House, St Thomas Street

It was highlighted that the proposed development is above The Swan Public House, and concerns were raised regarding the flats being built and then noise complaints being received from residents later. It was felt that the developer should put in noise reduction measures during the construction of the flats.

Concern was also raised regarding the lack of affordable homes on the site. This is not a legal requirement as only 8 flats however it was felt that the development could potentially be reconfigured to include 10 flats, some of which could be made affordable. There was also concern that the flats might be sold as second homes and that some should be allocated for local people.

Concern was raised that too many new developments are very small and there is a need to ensure that these flats are liveable spaces. The government has also encouraged all new developments to be eco-friendly and sustainable and the DC Planning Team will need to take this into consideration when considering the application.

It was highlighted that the development lacks any parking, which is understandable given the town centre location. However, it also lacks any cycle storage which is a major omission. Members felt that if there is no parking then residents should have the opportunity to store bicycles on the ground floor.

**Resolved:**

Proposer: Cllr Orrell Seconder: Cllr Taylor

Members voted unanimously in favour of objecting to the application on the grounds of the lack of affordable housing (HOUS1), the lack of cycle storage and potential noise pollution from the public house on the ground floor, which relates to private amenity. The dwellings also need to be of a suitable size that is fit for accommodation and the planning authority must ensure that these meet the national minimum standards with regards to size. The Council is delighted to see development and improvement but would like to see a mix of market housing and affordable housing.

**P00500 Planning Applications – no objection**

**Resolved:**

Proposer: Cllr Dickenson Seconder: Cllr Orrell

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

* P/VOC/2022/02017 375 Dorchester Road, Weymouth
* P/FUL/2022/01869 27-28 The Esplanade, Weymouth
* P/LBC/2022/01871 27-28 The Esplanade, Weymouth
* P/HOU/2022/02073 18 Broughton Crescent, Weymouth
* P/FUL/2022/02041 Abigail Apartments, Greenhill, Weymouth
* P/FUL/2022/01624 Weymouth Sea Life Centre, Greenhill, Weymouth
* P/HOU/2022/02199 4 Francis Road, Weymouth
* P/HOU/2022/02014 80 Spa Road, Weymouth
* P/HOU/2022/01897 36 Dorchester Road, Weymouth
* P/LBC/2022/01898 36 Dorchester Road, Weymouth
* P/LBC/2022/02232 2 St Alban Street, Weymouth
* P/LBC/2022/02124 623 Dorchester Road, Weymouth
* P/HOU/2022/02260 73 Dover Road, Weymouth
* P/FUL/2022/01466 14 Doncaster Road, Weymouth
* P/HOU/2022/01888 8 Spa Avenue, Weymouth
* P/HOU/2022/02172 3 Grasmere Close, Weymouth
* P/HOU/2022/02331 29 The Rise, Weymouth
* P/LBC/2022/02284 109 Sutton Road, Sutton Poyntz, Weymouth
* P/HOU/2022/02354 73 Monmouth Avenue, Weymouth
* P/FUL/2022/01431 Weymouth Bay Holiday Park, Preston Road, Weymouth
* P/LBC/2022/02413 24 Trinity Road, Weymouth
* P/HOU/2022/02285 10 Church Street, Weymouth
* P/LBC/2022/02286 10 Church Street, Weymouth
* P/HOU/2022/02511 35A Bowleaze Coveway, Weymouth
* P/HOU/2022/02520 12 Lodmoor Avenue, Weymouth

**P00501** **Planning Applications responded to under Delegated Powers (for information)**

None

**P00502 Licensing, Enforcement, Appeals & Phone Masts**

None

**P00503 Sitting Out License Applications – Standard Responses (for information only)**

None

**P00504 Other Developmental Consultations**

This item was discussed earlier in the meeting. Please see minute number P00498 above.

**P00505** **Traffic Calming and Parking Restriction Requests from The Public**

None

**P00506 Traffic Regulation Orders (TROs)**

None

**P00507 Information Items**

Members noted the information items.

**P00508 Emergency Items**

None

Meeting closed at 19:30pm.