



Council Offices, Commercial Road, Weymouth, Dorset, DT4 8NG
01305 239839

office@weymouthtowncouncil.gov.uk

**Consultee Comment from Weymouth Town Council
P/OUT/2022/00852 Land at Newton's Road, Weymouth**

This planning application was considered by the Planning and Licensing Committee on 8th March 2022. The Council objects to the planning application on the following grounds:

It is felt that the proposed scheme presents over-development of the site.

The proposals do not meet policy HOUS1 of the West Dorset, Weymouth and Portland Local Plan 2015, relating to provision of affordable housing, or HOUS5 as there has been no assessment of need carried out with regards to the need for a care home.

Policy HOUS1 states:

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 and 35% in Weymouth and West Dorset. ii) In most cases, where one or more affordable homes are being provided, these should be provided on the open market site. Financial contributions towards the provision of affordable housing will be required for any shortfall that cannot be delivered on the site.

Policy HOUS5 states:

HOUS5. RESIDENTIAL CARE ACCOMMODATION i) Applications for new care accommodation and major extensions to existing care homes should: Be located within a defined development boundary and at an appropriate scale in relation to the settlement; Meet with the strategic aims and objectives of Dorset County Council and NHS Dorset including demonstration of need for the service in the locality; and provide sufficient private amenity space within the site for the likely future occupants, normally comprising at least 20% of the site area unless such provision is undesirable in design terms.

There are considerable concerns regarding the proposed parking provision for the site, which is felt to be inadequate given the number of apartments, houses, business and the care home, as well as the current parking issues in the local area. There are 257 spaces, with 25 allocated to the office. If the 189 flats/houses have just one vehicle each (unlikely) that will leave just 43 spaces for; any visitors to the 189 dwellings, the staff and visitors to the care home and the staff and patrons of the restaurant.

Although it is appreciated that commercial units have been included in the development, it is recommended by the Council that these should relate to the development's waterside location as much as possible, with marine activities available as well as leisure facilities.

Should planning permission be granted, the Council would expect a S106 contribution in order to provide support for local amenities, given that none of the 180 apartments have gardens, and/or a local bus service. In addition, should planning permission be granted then a condition should be put in place preventing construction traffic from entering the site via Hope Square which is located in a Conservation Area and is a popular tourism area with many restaurants having sitting out areas.

The Council would strongly urge that the position of the World Heritage Site must be recognised as well as the potential loss of the Coastguard Station. A Coastguard Observation Point is located on Bingleaves Green. The proposed 7-storey building will obstruct the current observable ocean from the observation point to the maximum. Whilst loss of view is not a material planning consideration, obstructing the emergency services is.

The Council would also urge Dorset Council to consider policy WEY9 of the West Dorset, Weymouth and Portland Local Plan 2015 relating to Bingleaves Cove, which states:

WEY9. BINGLEAVES COVE i) The redevelopment of this former employment site is supported. This may either be through an alternative employment use appropriate to a maritime location or through the comprehensive mixed use re-development of the site to provide community benefits, including sufficient employment uses to ensure no significant loss of potential jobs. ii) The development will be expected to be of a high quality design appropriate to its waterside location and the unique history of the site. iii) Development will not be permitted if it would compromise the nature conservation interest of the surrounding marine area, have an adverse impact on the management and enjoyment of the World Heritage Site, or be at risk from coastal change.