

The New Town Hall, Commercial Road, Weymouth, Dorset, DT4 8NG

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**Minutes of meeting**

**MEETING:** Planning and Licensing Committee

**DATE & TIME**: Tuesday 7th February 2023 at 7.00pm

**PLACE:** Council Chamber, The New Town Hall, Commercial Road, Weymouth,

Dorset, DT4 8NG

Members were asked to notify the Democratic Officer of any planning applications they wished to discuss by no later than midday one week prior to the meeting in order that they could be included in Item 5 of the agenda.

**Present:**

**Councillors** Peter Dickenson (C) Christine James (VC)

Jan BergmanLucy HamiltonDavid NorthamLuke WakelingTim YoungJon Orrell

**Absent:** Ann Weaving

**Officers:** Charmaine Denny (Assistant Town Clerk)

Freya Stewkesbury (Democratic Services Officer)

**Members of the public and press:** There were 6 members of the public in attendance.

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| P0657 | **Welcome by the Chair**Cllr Dickenson welcomed those in attendance as well as those following the meeting live via YouTube.  |
| P0658 | **Apologies for Absence and Substitutions**There were no apologies for absence. |
| P0659 | **Declarations of Interest**Cllr Hamilton declared an interest in an application in item 6.  |
| P0660 | **Minutes of the last meeting****Resolved:**Proposer: Cllr Orrell Seconder: Cllr JamesMembers voted with a majority of 7 in favour to approve the minutes of the last meeting held on 10th January 2023. |
| P0661 | **Public Participation**There were six members of the public present, including members from the Neighbourhood Plan steering group, as well as Cllr Harris, Cllr Frost and Cllr Huckle. Cllr Northam provided a verbal update regarding the Neighbourhood Plan and clarified that the Design Code is a set of instructions on what is acceptable and not acceptable for the designs of future developments.  |
| P0662 | **Planning applications for discussion**Members had expressed a desire to discuss the following planning applications:[**P/LBC/2022/06552**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=391578) **- 2 Albert Court High Street Wyke Regis Weymouth DT4 9GY****Resolved**Proposer: Cllr Wakeling Seconder: Cllr JamesMembers voted unanimously to object on the basis of the following polices: * National Policy Framework Act, paragraph 189, “These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.
* Dorset Council Local Plan, paragraph 2.3.17 – “A listed building can be harmed through inappropriate development. Even minor alterations and extensions or development within its setting, can potentially adversely affect the significance of a listed building. The original plan form, roof, walls and openings as well as interior and exterior features should be retained. The replacement of doors, windows and other features with alternatives that harm the character or significance of the building will not normally be permitted.”
* Dorset Council Local Plan Policy ENV4. Heritage Assets. vi – “Where harm can be justified, appropriate provision will be required to capture and record features, followed by analysis and where appropriate making findings publicly available.”
* Dorset Council Local Plan paragraph ENV14 ii – “Decisions controlling advertisements will be made with regard to amenity (including its impact on the local landscape, wildlife and historic character) and public safety (including its impact on road safety).”

[**P/FUL/2022/07656**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=392904) **- Land West of 1-7 Tennyson Road Weymouth**Residents and local councillors spoke against the application as the land is currently being used as a greenspace and play area by local children, and as such should be viewed as a community asset. Objections were also raised on the basis of flood risk, destruction of wildlife habitat, reduction in parking spaces and the access issues it would create for neighbouring properties. It was clarified that the land cannot be claimed as a local greenspace in the Neighbourhood Plan, as this planning application has already been submitted. **Resolved**Proposer: Cllr Bergman Seconder: Cllr JamesMembers voted unanimously to object on the grounds of loss of amenity of the greenspace, loss of character for the estate, overlooking and loss of privacy, overdevelopment, and highway safety issues due the restriction of access to houses, particularly if proposed car parking spaces 5 and 6 are in use.[**P/VOC/2023/00314**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393769) **- Brewers Quay Hope Square Weymouth Dorset DT4 8TR****Resolved**Proposer: Cllr Wakeling Seconder: Cllr NorthamMembers voted with a majority of seven in favour for and with one abstention to object to the application on the grounds of lack of disabled access, intrusion onto the square, which is within a conservation zone, and the design, visual appearance, and materials being used.[**P/VOL/2023/00345**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393808) **- Brewers Quay Hope Square Weymouth Dorset DT4 8TR****Resolved**Proposer: Cllr Northam Seconder: Cllr OrrellMembers voted unanimously in favour of a comment of no objection. Members requested that when further applications regarding this development come through, that the Committee invite the application to the relevant committee meeting. [**P/OUT/2022/06846**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=391934) **- Colwell Shopping Centre School Street Weymouth Dorset DT4 8NJ**Members discussed the elevation and scale of the development, and it was commented that the proposals will make it a visible change to the conservation area, but that the area itself has precedent for further modernisation.**Resolved**Proposer: Cllr Northam Seconder: Cllr WakelingMembers voted 7 in favour, with one abstention in favour of a comment of “no objection” to the application. **Planning Applications received shortly before legal despatch**Planning applications:[P/FUL/2023/00479](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393965) - 5 Old Castle Hotel, Flat Sudan Road Weymouth Dorset DT4 9LB [P/LBC/2023/00480](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393966)  - 2 St Alban Street Weymouth DT4 8BZ**Resolved:**Proposer: Cllr Dickenson Seconder: Cllr WakelingUnanimously in favour to move the above two applications received prior to legal dispatch to Item 6 for a comment of “no-objection”**Resolved:** Proposer: Cllr Dickenson Seconder: Cllr NorthamUnanimously to remove the below items out of Item 6 and into Item 5 for discussion.[**P/FUL/2022/06008**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=390918) **- 35-44 Land Between Symonds Close Weymouth Dorset DT3 5HY****Resolved**Proposer: Cllr Northam Seconder: Cllr BergmanMembers voted seven for, with one abstention, to object on the grounds of loss of amenity with regards to the space (which is part of the character of the estate), and the risk of flooding. Cllr Northam left the meeting. [**P/FUL/2023/00154**](http://P/FUL/2023/00154) **- 3 Frederick Place Weymouth DT4 8HQ**[**P/LBC/2023/00155**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393567) **- 3 Frederick Place Weymouth DT4 8HQ**It was noted that the Committee has previously objected to bifold doors in the conservation area, however, Members noted that this building has already been altered. Cllr Northam re-joined the meeting. **Resolved**Proposer: Cllr Wakeling Seconder: Cllr BergmanMembers voted with a majority of six in favour, with two abstentions, for a comment of “no objection”.[**P/HOU/2023/00055**](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393453) **- 97A Wyke Road Weymouth DT4 9QS****Resolved**Proposer: Cllr Hamilton Seconder: Cllr YoungMembers voted unanimously in favour of a comment of “no objection” to the above application.  |
| P0663 | **Planning Applications – no comment** **Resolved:**Proposer: Cllr Northam Seconder: Cllr JamesMembers voted with a majority of seven in favour, with one abstention, of returning a comment of “no objection” for the following:[P/HOU/2022/07806](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393082) - 20 Avenue Road Weymouth DT4 7JH[P/HOU/2022/06820](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=391899) - 105 High Street Wyke Regis Weymouth DT4 9NX[P/LBC/2022/07758](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393023) - 105 High Street Wyke Regis Weymouth DT4 9NX[P/HOU/2022/08006](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393309) - 1A Ben Nevis Road Weymouth DT4 0DB[P/VOL/2023/00131](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393537) - Land And Buildings At Manor Farm Stottingway Street Weymouth[P/HOU/2023/00166](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393581) - Moonsleaze Littlemead Weymouth DT3 5DL[P/VOC/2023/00308](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393760) - 64 Cromwell Road Weymouth DT4 0JH[P/HOU/2023/00010](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393394) - 44 Kitchener Road Weymouth DT4 0LW[P/LBC/2022/07942](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393237) - 6 Portland Road Weymouth DT4 9ES[P/LBC/2022/07943](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393238) - 6 Portland Road Weymouth DT4 9ES[P/HOU/2023/00360](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393826) - 30 Mandeville Close Weymouth DT4 9HP[P/FUL/2023/00162](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393576) - 9A Coburg Place St Thomas Street Weymouth DT4 8HP[P/LBC/2023/00163](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393577) - 9A Coburg Place St Thomas Street Weymouth DT4 8HP[P/HOU/2023/00333](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393793) **-** 2 Rock Cottages Dorchester Road Weymouth DT3 5LS[P/VOC/2023/00315](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393770) **-** Curtis Fields - Phase 4 Land South of Chickerell Road Weymouth[P/HOU/2023/00264](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393704) **-** 269 Chickerell Road Weymouth DT4 0QT[P/HOU/2022/07782](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393053) **-** 115 Chafeys Avenue Weymouth DT4 0EN[P/TRT/2023/00368](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393834) - Corfe Hill House Radipole Lane Westham Weymouth[P/HOU/2023/00422](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393896)- 44 Alma Road Weymouth DT4 0AJ |
| P0664 | **Planning Applications responded to under Delegated Powers (for information)**None  |
| P0665 | **Delegated Powers for Gas Central Installation and Electric Charging Points****Resolved:**Proposer: Cllr Wakeling Seconder: Cllr NorthamMembers voted unanimously that Officers retain delegated powers for Gas Central Installation and Electric Vehicle Charging Point decisions. |
| P0666 | **Licensing, Enforcement, Appeals & Phone Masts****Licensing** None.Cllr Northam left the meeting. **Appeals****Land South of Castle Hill Farm, Pirates Lane, Weymouth****Resolved:**Proposer: Cllr Orrell Seconder: Cllr BergmanMembers voted unanimously to retain previous objections to the application. **5-7 Dorchester Apartments, Flat 3,** **Resolved:**Proposer: Cllr Hamilton Seconder: Cllr WakelingMembers voted unanimously to retain previous objections to the application.  |
| P0667 | **Sitting Out License Applications – Standard Response (for information)**None |
| P0668 | **Traffic Calming and Parking Restriction Requests from the public**None |
| P0669 | **Traffic Regulation Orders (TROs)**None |
| P0670 | **Chesil Bank Neighbourhood Plan**Members discussed the item. **Resolved:** Proposer: Cllr Wakeling Seconder: Cllr BergmanMembers voted unanimously in favour of no response to the below application.  |
| P0671 | **Information Items**[P/TRC/2023/00067](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393468)[P/NMA/2023/00009](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393391)[P/TRC/2023/00229](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393661)[P/TRC/2023/00269](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393709)[P/TRC/2023/00301](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393752)[P/PAEL/2023/00353](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393818)[P/TRC/2023/00404](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=393876)[P/TRC/2023/00503](https://planning.dorsetcouncil.gov.uk/searchresults.aspx)[P/TRT/2023/00556](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394059) [P/PALH/2023/00544](https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=394045)**Neighbourhood Plan Update** Members noted the information items. |
| P0672 | **Emergency Items**None |

Meeting ended at 20:31

N.B The livestream of this meeting can be found on the Weymouth Town Council

YouTube page.