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DORSET COUNCIL - WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 30 MAY 2019

Present: Cllrs S Christopher (Chairman), D Gray (Vice-Chairman), P Barrow, K Clayton, S Cocking, J Dunseith, N Ireland, D Shortell, K Wheller and S Williams

Apologies: Cllr L O'Leary

Also present: Cllrs D Walsh and R Tarr

Officers present (for all or part of the meeting):

Debbie Redding (Development Manager), Hamish Laird (Senior Planning Officer), Ian Madgwick (Transport Development Liaison Engineer) and Denise Hunt (Senior Democratic Services Officer)

1. Apologies

An apology for absence was received from Cllr L O'Leary.

2. Declarations of Interest

No declarations of disclosable pecuniary interests were made at the meeting.

Cllr Kate Wheller declared a non-pecuniary interest in application WP/19/00150/FUL - Beach Control Office, The Esplanade, Weymouth, due to her previous involvement as Briefholder for Community Facilities at Weymouth & Portland Borough Council.

3. Public Participation

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

4. Planning Applications

Members considered written reports submitted on planning applications as set out below.

5. WP/16/00253/OUT and WD/D/16/000739 - Land to the North of Littlemoor, Weymouth.

The Chairman clarified that the two duplicate applications were due to the cross boundary location of the application site of the former West Dorset District Council and Weymouth & Portland Borough Council areas.

The Senior Planning Officer presented the outline application for a mixed use development for up to 500 dwellings, up to 8ha employment land, land for a new primary school, a new local centre, public open spaces, new accesses and road and associated infrastructure.

An update sheet had been circulated to the Committee that included alteration of the wording of the recommendation on page 39 so that this was consistent with the wording in the recommendation summary on page 5. There were also amendments to conditions 1, 3, 8, 15, and 16 further to discussions with the applicant.

Dr G Dickinson addressed the Committee on behalf of the West Dorset Campaign to Protect Rural England (CPRE) who opposed the application as it was in an Area of Outstanding Natural Beauty (AONB) and contravened the National Planning Policy Framework. The AONB would be vandalised and Dorset's answer to urgent action on climate change should not be to build a car showroom in the AONB. He commented on the need for a hotel when many of the existing hotels were struggling; that only half the number of homes on the council's register were required, mainly for 1 and 2 bed houses and that 35% affordable housing was unlikely to be achieved due to Section 106 viability deals. He considered that there was a huge difference between what was being built and what was needed and that only those homes that were needed to address the housing crisis should be built and be environmentally friendly.

Cllr R Tarr, Dorset Council - Winterborne and Broadmayne Ward, stated that he had only recently been made aware of the application and had not had sufficient time to come to any conclusion after reading the report and associated documents. His ward included 12 parishes and all had been concerned about the relationship between parish councils and the new Dorset Council. He therefore suggested that the application be deferred so that there was further time to consider the documentation.

Cllr G Brant stated that Bincombe Parish Council was grouped with 4 other parishes that operated as Winterborne and Farringdon Council. The Council had been aware of the proposals for the past 4 years with continuing concerns about an application for 500 homes and commercial buildings in the AONB. He had been informed that an application was to be considered by the Dorset Echo giving very little time for consideration. He noted that all of the precept would go to Bincombe Parish Council and a rural district would become urban as a result of this application and more time was needed to work through these implications.

Martyn Chase, the Applicant, addressed the Committee and stated that the report and presentation by the Senior Planning Officer had been very comprehensive. The application had clear regard to the allocation of the site in the Local Plan and the aim would be to create a sensitive development and new community in the Littlemoor extension that respected the natural environment. The application made an important contribution to the area in terms of housing need, providing 35% affordable housing, employment and a

number of new facilities at considerable cost that would benefit the community. He hoped that these indirect benefits would make a considerable contribution to the Littlemoor community and the developers were committed to working up a high quality, sensitive development going forward.

Proposed by Cllr Ireland, seconded by Cllr Williams.

Decision: That the application be deferred until the next meeting on 4 July 2019 to allow additional time for consideration of the application by the new unitary Council and for a committee site visit to allow members to view and be aware of the extent of this allocated site.

6. **WP/19/00150/FUL - Beach Control Office, The Esplanade, Weymouth, DT4 7AN**

The Development Manager presented the application that sought approval for the refurbishment and extension of the existing Beach Office to provide additional WCs, an extended kiosk and first floor office with lifts. The location was set within the seafront environment and the Town Centre Conservation Area.

The ground floor plan retained the changing places facility and added an extra 22 unisex toilets, including accessible toilets, a parent room and a family room. Provision had been made for the accessible toilets to be left or right “handed” with appropriate signage to indicate this.

The extension encompassed the former outside seating area to provide rentable kiosk space and the proposed first floor projection would be larger than the existing and built on stilts over the Esplanade towards the beach so as not to obstruct pedestrian movement. This would provide additional facilities for beach staff that included a viewing balcony as well as mitigate the loss of meeting space on the ground floor that would be used for the additional toilets.

The key planning matters were highlighted including the principle of development, scale, design, impact on character and appearance of the larger projection, impact on amenity, impact on landscape and heritage assets, economic benefits, access and parking, flooding and environmental performance.

The Development Manager advised that a lot of representations had been received regarding the level of provision of solar panels. Upon further investigation it was found that the roof of the building would need to be reinforced to take the additional weight and that not all of the roof surfaces were suitable.

In response to a question the Development Manager advised that, if more panels were installed on the south elevation the visual impact of this on listed buildings and the conservation area would need to be considered further as this roof was more prominent than the existing roof. The proposed number of panels was therefore considered satisfactory as they would support the

operation of the building, although not sufficient to provide feedback of electricity to the national grid.

Members considered the matters arising from the application and made the following comments during the discussion:-

- The option to use the rentable space for the 2 kiosks for a Tourist Information Centre.
- Additional solar panels introduced on the western elevation or new structure or the use of photo voltaic tiles.
- The lack of an internal shower facility.
- The impact of the design of the additional WCs from an operational and safety perspective (arising from doors opening outwards as opposed to opening into an enclosed area with an attendant).

Members highlighted that the plan had altered from previous iterations over the past 2 years and that internal shower facilities and doors opening onto the pavement had not featured in plans as recently as 3-4 months ago. It was noted that the existing underground toilets would remain in use during the summer and be closed during the winter period.

Mr Madgwick, the Transport Development Liaison Engineer, stated that toilet doors that opened onto pedestrian areas could cause safety issues for pedestrians and could be mitigated with appropriate warnings or barriers.

The Development Manager advised that unisex toilets with doors on the outside of the building was a common approach to the provision of public toilets. Dorset Council Highways had made no objection to the proposal, however, the use of informatives to provide advice and guidance could be used in this instance.

Members were concerned that no comments had been received from Weymouth Town Council and it was noted that this had been due to the impact of Local Government Reorganisation on the consultation timetable for this application which had been validated before 1 April 2019. Whilst some members were mindful of the need to progress the work necessary to ensure completion in time for Easter 2020, other members wanted to make sure that the views and input of Weymouth Town Council were heard.

The Development Manager advised that seeking the views of the Weymouth Town Council would relate to planning matters only and that comments regarding the operation or maintenance of the building were not material to the planning application.

It was proposed by Cllr Gray and seconded by Cllr Barrow to delay the decision pending consultation with Weymouth Town Council. Upon being put to a vote this was not supported.

Proposed by Cllr Shortell, seconded by Cllr Cocking.

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes.

7. WD/D/19/000423 - Broadmayne County First School, Knighton Lane, Broadmayne, Dorchester, DT2 8PH

The Development Manager presented the application for the erection of a cloakroom extension in a recessed central part of the existing building.

Proposed by Cllr Ireland, seconded by Cllr Dunseith.

Decision: That the application be granted subject to the conditions outlined in the appendix to these minutes.

Appendix

Duration of meeting: 2.00 - 3.30 pm

Chairman

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APPLICATION NUMBER: WP/16/00253/OUT and WD/D/16/000739

APPLICATION SITE: Land to the North of Littlemoor, Weymouth

PROPOSAL: Outline application for a mixed use development comprising: up to 500 dwellings, including affordable housing; up to 8 ha of employment land (to include a new hotel, residential care home, car show rooms and other employment land); land for a new primary school; a new local centre; public open spaces, new accesses and roads, and associated infrastructure

Decision: That the application be deferred.

APPLICATION NUMBER: WP/19/00150/FUL

APPLICATION SITE: Beach Control Office, The Esplanade, Weymouth DT4 7AN

PROPOSAL: Refurbishment and extension of existing Beach Office to provide extra WCs, extended kiosk and first floor office with lift access

Decision: That the application be granted subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended)

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan & Site Plan - Drawing Number 1000 received on 12/02/2019

Proposed Elevations - Drawing Number 3100 received on 12/02/2019

Proposed Floor Plan - Drawing Number 2 200 -D2 received on 14/05/2019

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Before the commencement of any construction work of the extensions hereby approved, details and samples of all facing and roofing materials shall be submitted to, and approved in writing by, the Local Planning Authority and the development shall be completed in accordance with these details.

Reason: To ensure that the external appearance of the completed development is sympathetic to its setting within the Conservation Area.

APPLICATION NUMBER: WD/D/19/000423

**APPLICATION SITE: Broadmayne County First School, Knighton Lane,
Broadmayne, Dorchester, DT2 8PH**

PROPOSAL: Erect cloakroom extension

Decision: That the application be granted subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Site Plan, Existing and Proposed Floor plans
and Elevations - Drawing Number 02A received on
06/03/2019

Reason: For the avoidance of doubt and in the interests of
proper planning.

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the
Town and Country Planning Act 1990 (as amended).