

Planning Committee – Update Sheet

Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
WP/19/01016/FUL	St Nicholas Church, Buxton Road, Weymouth	5a	
<p>Update(s): Email from Sovereign Housing:</p> <p>We can confirm we will be utilising grant funding to make all 18 units affordable housing. To use grant funding the scheme requires a standard planning approval as discussed. We look forward to providing these units. Kind regards Paul Damen Area Development Manager, Sovereign</p> <p>4 letters of objection: Letter 1 – Cllr Michael Frost- As one of the Weymouth Town Councillors for the ward, I have a number of concerns about the development. The original application submitted was for 18 affordable units but now is a minimum of six. When did the application change? The entrance is immediately between a bus stop and a busy pelican crossing used by children for Holy Trinity School and elderly people for the doctors surgery in Cross Road. What provisions for road safety issues will be made? I feel 18 units for the site is too many considering the number of parking spaces required and the increasing number of delivery vehicles which will visit, not forgetting the emergency services which may occasionally be required.</p> <p>Letter 2- Paul Gardner- It would seem that the developers hidden plan has now been revealed. After hoodwinking the planning committee into thinking they would get 18 social housing flats it would appear that only six will be built. No doubt the upper floors will now be sold as weekend apartments with views across Portland harbour. The planning committee appear to have been expertly manipulated by the prospect of social housing in appealing to their social conscience. Now is the time to ensure the developers adhere to their planning consent. If they can't or won't do that the site development should be completely re-evaluated and a more fitting development allowed.</p>			

Letter 3-

Kay and Ken Packer

We have read the Agenda together with the Appendix for the meeting on 3 December 2020 and it would appear that the original proposal is being completely changed to have only 6 affordable homes for rent. It was on the basis of 18 affordable flats for rental that the original plans were passed with great reluctance, we understand, by many councillors who were swayed by the opportunity to increase the "stock" of affordable rental homes in the area. This was in spite of the objections by many local residents and the Civic Society that it was a gross overdevelopment of the site and a building totally out of keeping out of place in a Conservation Area.

How is it possible for a developer to put in a planning application without having in place the funding for it? What is being put in front of the Planning Committee is, in effect, a totally new planning application and should be treated as such. If this is passed with only six affordable flats we will end up with yet another block of mainly holiday accommodation.

Letter 4-

Mr & Mrs C Peploe.

We live in a bungalow in Down Road which is directly behind the proposed site. We have had our house on the market now for 4 months and have been unable to sell it due to this looming planning application and uncertainty of it.

When the application was passed on 9 July there was a condition stating the development must be started within six months. It has not been extended by the Head of Planning. This six-month period is up on 9 December. As it stands the company who applied for the planning consent still do not even own the land and it is clearly looking to profit by flipping the site onto another developer.

We always knew this would be uneconomic to be built as 'affordable' homes as it is a prime site with sea views and is a crude attempt to pass plans and then amend them under the radar.

The fact that it was supposed to be affordable housing trumped all the usual planning considerations and objections of residents due to the pressing need for housing. We believe this should now be carefully considered as a private development. Added to which a new supermarket is being developed on the old Bath Store site, meaning even more traffic and a bottleneck on Buxton Road where there will be an entrance with potentially 36 cars, traffic lights and a busy junction on the corner of the supermarket. Neither buses nor emergency vehicles will be able to pass freely along Buxton Road – a major route between Weymouth and Portland.

Your point 11 suggests no breach of the Human Rights Act. Under s.12 we are entitled to "peaceful enjoyment of our possessions including our home". These plans are having a negative impact on our standard of living, mental health and wellbeing. As a Council you owe your constituents a duty of care and if the funding for the full 18 homes cannot be proven then in the light of the fact that several councillors apologised to local residents for their decision in passing the plans, these revised

proposals should be scrapped and a completely new application submitted which can be properly assessed for what it is.

This a clear overdevelopment of the site – there is no need to have 18 flats and to be that high to loom over our gardens and overlook our windows. If there are only to be 6 affordable flats (if that) then there is no need for the further 33%.

We hope that the councillors will now carefully consider this matter for what it is.

Applicants Climate Emergency Statement-

RE: Pollution Reduction.

In terms of reduction of pollution, the scheme includes dedicated covered cycle racks for at least 1 per flat. Also the development is in a highly sustainable location, being ideally situated for public transport as follows:-1. **Bus Routes.**

- a. Directly adjacent to the Southlands Road Bus Stop (E-bound), and W-bound is 75m. Bus
- b. i. 1 – Weymouth(Kings statue)
- c. ii. 501 – Weymouth – Portland Bill.

2. Weymouth Train station

- a. The distance to the train station is 1.79km

RE: NATURAL RESOURCES

With regards to Natural Resources, the following is extracted from the D&A Statement:-

1. SUDS

- a. All surface water from hard landscaped areas will be directed into soakaways on site to minimise the impact of surface water run-off.

2. Passive Solar Design

Orientation:

- The principal glazed elevations of the flats, face south, east and west to benefit from the effects of passive solar heat gain.

Thermal Mass:

- Concrete floors, dense concrete block work will be used for the construction house

internal walls to provide a high thermal mass, enabling the houses to absorb heat during the day and release it slowly at night. This also aids cooling in the summer.

Room Layout

- Principal rooms and glazed screens face South, East and West.

Window Sizing and Positions

- The South elevations are provided with large areas of glazing to increase the passive solar heat gain particularly in the winter when the sun is low. Pilkingtons 'suncool' glass will help prevent overheating in the summer.

Ventilation

- The flats are provided with openable windows to all principal rooms to allow good natural ventilation in warm weather.

3. Natural Lighting

- Large glazed areas help prevent the need for the reliance on internal artificial lighting. In addition, artificial lighting will utilise LED technology for its superior energy efficiency Landscaping.
- 20% of the site area is soft landscaping to improve sustainable urban drainage.

4. Energy Efficiency

- All light fittings will be suitable for low energy lamps.

5. Materials

- Locally sourced or natural materials will be used wherever possible.

6. Labour

- Local labour will be used where possible in order to reduce travelling costs.

7. Insulation

- There will be a high level of insulation, meeting or exceeding the requirements of building regulations requirements Part L1.

8. Embodied Energy

- Materials used in the construction will have low embodied energy and be recyclable where possible.

WD/D/20/002313	Whites Meadow, Mosterton	5b	
<p>Update(s): Letter from Live West Homes Ltd:</p> <p>Dear Mr Burden and Members of the Planning Committee Re: LiveWest’s intention to deliver affordable housing at Whites Meadow, Mosterton</p> <p>I write in support of our application and to stress that LiveWest have no plans to dispose of any of the homes at Whites Meadow other than four homes by way of shared ownership leases.</p> <p>The cost of delivering the other six homes as social rent, and with LiveWest specification is substantial and appraised at more than 97% of the RICS open market value. It wouldn’t therefore make any commercial sense to attempt to sell them as with the addition of any legal and marketing costs, we would almost certainly make a loss.</p> <p>It is our full intention that all ten homes at Whites Meadow are delivered with the support of Homes England grant as shared ownership (four homes) and social rent (six homes), and that they will be part of more than 37,000 homes LiveWest own and manage across the South West, from Cornwall to Gloucestershire. They will help to deliver our ambitious plans to provide 16,000 new homes in the region over the next ten years, through an investment of more than £2bn in the South West economy. These ambitious plans are in place because LiveWest believe in a home for everyone and playing our part in alleviating the region’s housing shortage. We offer homes for social rent, affordable rent and shared ownership sale.</p> <p>For these homes to be delivered as social rent and shared ownership we need the investment of Homes England grant into all ten homes. Furthermore, we will add the homes to our long-term lending portfolio and any restriction to the title or planning will drastically reduce the value we can charge against them and our ability to secure grant.</p> <p>Our contractor is ready to go and the homes are programmed to be delivered during 2021, however the inability to secure grant or fully charge the homes will ultimately mean we will have to withdraw from delivering any affordable homes in this location. I hope the above gives you some comfort that LiveWest is committed to delivering these homes as affordable housing and that we have no intention to sell them other than as shared ownership as advised.</p> <p>With kind regards David Summerhill New Business Manager</p>			
WD/D/20/001420	Lyme Regis Harbour, The Cobb, Lyme Regis	5c	
Update(s):			

An amended block plan was submitted showing the location of the proposed chain fence therefore the first condition is now proposed to read;

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

Location Plan, Received 22nd July 2020

Block Plan, Received 02nd December 2020

Proposed slip platform, received 22nd July 2020

Proposed fencing, received 09th November 2020

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