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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 6 MAY 2021

A recording of the meeting can be found using the following link to the Committee page:- [Western and Southern Area Planning Committee on Thursday, 6th May, 2021](#)

Present: Cllrs Dave Bolwell, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, Paul Kimber, Bill Pipe (Vice-Chairman), David Shortell (Chairman), Sarah Williams, Kate Wheller and John Worth

Also present: Cllr David Walsh (Portfolio Holder - Planning)

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

Philip Crowther (Legal Business Partner - Regulatory), Anna Lee (Service Manager for Development Management and Enforcement), Emma Telford (Senior Planning Officer) and Thomas Whild (Senior Planning Officer) and Denise Hunt (Democratic Services Officer).

1. Apologies

An apology for absence was received from Cllr Louie O'Leary who experienced technical difficulties in accessing the meeting.

2. Declarations of Interest

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

3. Minutes

The minutes of the meeting held on 8 April 2021 were confirmed and would be signed at a future date.

4. 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.

5. Planning Applications

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

6. **WP/20/00618/FUL - The Gurkha Bars and Buffet, Swannery Walk, Weymouth**

Members received a presentation on the application including planning considerations of impacts on amenity, highways and parking. In response to a question, the Senior Planning Officer confirmed that the opening hours specified in the condition were in line with other takeaways in the area.

A concern was raised regarding rubbish generated by the restaurant being frequently left outside of the restaurant bin storage area, particularly within the context of the environmentally sensitive area of the nature reserve.

A proposal for an additional condition to address this concern was discounted following advice from the legal representative. A suggestion that this would be most effectively achieved through an informative note was subsequently supported by the committee who were mindful of the need to respect the area of the lake and bird sanctuary.

Members also asked about the parking provision and were informed that there was an adjacent car park and that any existing parking restrictions would remain in place.

Proposed by Cllr John Worth, seconded by Cllr Susan Cocking.

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

7. **WD/D/21/000089 - Lyme Regis Golf Club, Timber Hill, Lyme Regis**

The Committee considered an application to erect a fence in order to stop golf balls hitting users of the new South West coastal path which was in accordance with Health & Safety regulations.

The Senior Planning Officer presented the application and highlighted the key planning issues including the principle of development; visual amenity, AONB and Heritage Coast.

Members asked about ongoing maintenance of the fence and it was suggested that the relevant condition could be amended to ensure that it was retained in a dark green colour in future which was supported by the committee.

Proposed by Cllr Sarah William, seconded by Cllr Kate Wheller.

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

8. **Urgent items**

There were no urgent items.

9. Update Sheet

Application Ref.	Address	Agenda ref.	Page no.
WP/20/00618/FUL	The Gurkha Bars and Buffet, Swannery Walk, Weymouth, DT4 7TY	5a	21 - 26
Update(s): <ul style="list-style-type: none">• Correction, section 10, relevant policies<ul style="list-style-type: none">- Reference made to “West Dorset Weymouth & Portland Neighbourhood Plan 2015” is in error.- The reference should read “West Dorset, Weymouth and Portland Local Plan 2015”.- There is no change to the list of relevant policies and this does not impact upon the recommendation.			

Appendix - Decision List

Duration of meeting: 10.00 - 10.55 am

Chairman

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APPLICATION NUMBER: WP/20/00618/FUL

APPLICATION SITE: The Gurkha Bars and Buffet, Swannery Walk, Weymouth

PROPOSAL: Change of use of A3 restaurant to a mixed A3 restaurant and A5 hot food take-away

DECISION: Grant subject to the following conditions:

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 - TQRQM20310105311949

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

3. The premises shall not be used for the purposes hereby permitted before 10:00 or after 23:59 on any day.

Reason: To safeguard the character and amenity of the area and living conditions of surrounding residential properties.

Informative Notes:

1. Informative: National Planning Policy Framework Statement
In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

2. All waste arising from the restaurant use should be contained within the established waste collection areas in order to avoid harmful impacts upon the local area.

APPLICATION NUMBER: WD/D/21/000089

APPLICATION SITE: Lyme Regis Golf Club, Timber Hill, Lyme Regis

PROPOSAL: Erection of a fence

DECISION: Grant 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 1 received 13/01/2021

Location Plan 2 received 13/01/2021

Block Plan Scale 1:500 received 13/01/2021

Proposed Elevation & Cross Section Plan received 13/01/2021

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

3) The fence hereby approved shall be finished in a dark green colour and retained as such thereafter.

Reason: In the interest of visual amenity.