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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 5 MAY 2022

Present: Cllrs Susan Cocking, Jean Dunseith, Nick Ireland, Louie O'Leary, 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):

Ann Collins (Area Manager – Western and Southern Team), Hannah Massey (Lawyer - Regulatory), Emma Telford (Senior Planning Officer) and Denise Hunt (Democratic Services Officer).

128. Apologies

Apologies for absence were received from Cllr Dave Bolwell and Cllr Kelvin Clayton.

129. Declarations of Interest

Cllr Louie O'Leary declared that he had predetermined Application WP/20/00588/FUL - Waterside Holiday Park, Bowleaze Coveaway, Weymouth, DT3 6PP and would not take part in the debate or vote on this application.

Cllr Bill Pipe declared that he had previously attended a site visit in respect of Application WP/20/00588/FUL - Waterside Holiday Park, Bowleaze Coveaway, Weymouth, DT3 6PP and that he had not predetermined the application.

130. Minutes

The minutes of the meeting held on 7 April 2022 were confirmed and signed.

131. 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.

132. Planning Applications

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

133. **WP/20/00588/FUL - Waterside Holiday Park, Bowleaze Coveaway, Weymouth, DT3 6PP**

The Committee considered an application for use of land as a year round holiday park. This would ensure all parts of the holiday park were subject to the same opening times, including the facilities. The extended period was from 15 January to 1 March each year.

The presentation of the application included aerial photos, a site plan and photographs of the site. The key planning issues were outlined including the principle of development, visual amenity, setting of Heritage Coast and AONB and residential amenity. The number of units would be limited to 539 caravans restricted to holiday accommodation.

Mr Richard Burgess, the Agent, addressed the committee in support of the application.

The Committee asked about the definition of a holiday and it was highlighted that condition 4 specified that the lodges and caravans were for holiday purposes only and not a person's sole residence.

An up to date register of people staying at the site could be shared with Dorset Council for checking purposes. There was considered to be no significant adverse effect in terms of amenity as it was anticipated that there would be less usage during this period than the summer months, with the exception of the February school half term period.

Members highlighted the poor levels of enforcement undertaken by predecessor councils or the operator and officers confirmed that the Council had enforcement powers to investigate compliance with conditions should any breaches be notified to the Council.

Some members felt that adding a condition to address potential occupation of the caravans or lodges without interruption could be useful in preventing the site becoming a residential rather than holiday park. However, it was explained that previous government guidance and a condition limiting stays to no longer than 4 weeks were removed in line with the changing holiday market and was no longer used.

Proposed by Cllr Nick Ireland, seconded by Cllr Bill Pipe.

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

134. **Urgent items**

There were no urgent items.

135. **Exempt Business**

There was no exempt business.

Appendix - Decision List

Duration of meeting: 10.00 - 10.40 am

Chairman

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Appendix – Decision List

APPLICATION NUMBER: WP/20/00588/FUL

APPLICATION SITE: Waterside Holiday Park, Bowleaze Coveaway, Weymouth, DT3 6PP

PROPOSAL: Use of land as year round holiday park

DECISION: Grant, 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 – drawing number 2020 19 01

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).

3. No more than 539 holiday caravans shall be stationed on the land within the red line as shown on the site plan, drawing number 2020 19 01.

Reason: To ensure that the density of the units is not increased thus impacting on the visual amenity of the site and local area.

4. (i) The lodges/caravans shall be occupied for holiday purposes only and

(ii) The lodges/caravans shall not be occupied as a person's sole, or main place of residence;

(iii) the owners/operators must maintain an up-to-date register of the names of all owners/occupiers of the lodges/caravans on the site, and of their main home addresses, and must make this information available at all reasonable hours at the request of a duly authorised officer of the Local Planning Authority.

Reason: To ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation.

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