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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 7 JULY 2022

Present: Cllrs Dave Bolwell, Kelvin Clayton, Susan Cocking, Jean Dunseith, Nick Ireland, Louie O'Leary, Paul Kimber, Bill Pipe (Vice-Chairman), David Shortell (Chairman) and Kate Wheller

Apologies: Cllrs Sarah Williams and John Worth

Also present: Cllr David Walsh

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

Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Emma Telford (Senior Planning Officer), Katrina Trevett (Senior Planning Officer), Thomas Whild (Senior Planning Officer), Denise Hunt (Democratic Services Officer) and John Miles (Democratic Services Officer Apprentice)

12. Apologies

Apologies for absence were received from John Worth and Sarah Williams

13. Declarations of Interest

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

Cllr Nick Ireland responded to allegations that he had been employed by the applicant in relation to Application P/FUL/2022/01957 - Eweleaze Farm, Eweleaze Farm Campsite, Osmington, DT3 6ED.

He confirmed that he had not been employed by the applicant at any time, however, his children had been employed by the applicant in the past.

He further declared that he was a member of Osmington Parish Council who objected to the application, however he did not offer an opinion on any application that comes before the Parish Council.

Cllr Paul Kimber stated that he had predetermined Application WP/18/00662/FUL - Land off Verne Common Road and Ventnor Road, Portland and would not take part in the debate or vote on this application. However, he wished to address the committee as the Ward Member on this application.

Cllr Susan Cocking declared a non-pecuniary interest in Application WP/18/00662/FUL - Land Off Verne Common Road and Ventnor Road, Portland as she had worked with the applicant as lead councillor on a

Portland Town Council building project. She advised that she would not take part in the debate or vote on this application.

Cllr Louie O'Leary declared that a number of residents of Crossways had contacted him on democratic process and governance aspects in relation to Application P/FUL/2022/01957 - Eweleaze Farm, Eweleaze Farm Campsite, Osmington, DT3 6ED. He confirmed that he had made no comments on the application and had a full and open mind and can take part in the debate and vote on this item.

General legal advice was given with regard to the committee members' participation on the previous two occasions when the application, subject of item 5c had been considered.

14. **Minutes**

The minutes of the meeting held on 9th June were confirmed and signed.

15. **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.

16. **Planning Applications**

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

17. **P/FUL/2022/01957 - Eweleaze Farm, Eweleaze Farm Campsite, Osmington, DT3 6ED**

An update on the application had been included in an update sheet circulated to the committee prior to the meeting.

The Senior Planning Officer introduced a presentation, which showed the site location, an ariel photograph which located the holiday park and photographs from the north-eastern corner of the site.

The presentation highlighted the key issues such as, the camp site's location on an AONB, a heritage coast, world heritage site and the South Dorset Coast SSSI and the threat to biodiversity and traffic.

The presentation also outlined the background of the site which covered 36.2 hectares and 9 camping fields, operated 28 days of the year under permitted development rights.

The operation period was announced, and the committee was informed of the site boundaries, as well as the supporting information which showed the camp

sites during operation and the planning history of the site which had two recent planning applications.

The planning officer recommended the refusal of a previous application for the site due to concerns raised pertaining to the width of access and the nature of the roads in the area. However, the highways authority did not put forward any formal objections to the current application.

The presentation also informed the committee of the economic benefits such as, payroll, direct expenditure and visitor and tourism expenditure but also added that the economic benefit is not sufficient to overcome the harm to the landscape.

Jill Dunning, addressed the committee in objection to the application as Chairman of the Osmington Mills Protection Group. She covered issues such as, traffic during the holiday season, visitor numbers, campsite disturbance, damage, weakening the character of the countryside, the concern with setting a precedence if allowed and she encouraged the committee to ensure that the AONB was preserved.

Jane Lock, a local resident in the area, addressed the committee in objection to the application. She made the committee aware of the issues of campfires, expressed concerns of discarded toilet paper, the smell of urine and littering along the coastal path which came from the campsite as well as human waste leaking out of eco-toilets into the SSSI protected cliffs and requested that the air quality should be checked.

Charlotte Dempsey was invited to address the committee and spoke about the commercialisation of the countryside and the 28 days festival like atmosphere, while walkers tried to enjoy the countryside. She expressed that the camping was not discreet or hidden from view, and equipment was located right at the edge of the coastal path.

Peter Broatch, the Applicant addressed the committee in support of the application, with a focus on what the campsite would provide such as products, services, and a stable operating schedule. The applicant added that many people return to the campsite, and the campsites offered great value for local society, which provided a large amount of accommodation without built up infrastructure.

The applicant expressed a wish to continue to return the land to farming after the season and pointed out that biodiversity would be worse with farming than camping as there would be intensive farming on the site if camping were not allowed. The applicant informed that he had planted woodland and that lots of people appreciated seeing families enjoy themselves.

The chair invited the Committee to ask technical questions and members noted that the case hinged on the AONB. Further questions were asked covering the ownership of the track, the relevance of where tourists travel, and if the senior planning officer had approached businesses to determine the economic benefits of the campsite. Clarification was also sought regarding the

distance between the campsite and the cliff edge and if there had been any environmental health complaints.

The Senior Planning Officer then went on to answer the members questions stating that the AONB officer objected to 28 days previously and that he consulted highways officers who expressed multiple issues, although did not object to the application as the existing access met all requirements. and there were no reasons to object to the application.

The officer also stated that there are options to manage traffic through conditions and clarified that the applicant was not the owner but had served appropriate notice on the current owner of the track.

The officer once again clarified that there is a right for the applicant to apply for planning permission on the land if owner given notice. He then also answered that he did not make direct approaches to businesses, but a financial report was submitted, which set out the spend on local community and payroll of the site.

The committee was informed that conditions can be added that require a waste management plan.

It was discussed that environmental health did not make any objections to the application.

The chair invited members to debate.

Issues were discussed about the increasing traffic in the area and the issue with tourism.

It was also considered by Cllrs regarding reducing speed limits, fatalities of cyclists on roads, the benefits environmentally of camping locally when compared to going on holiday abroad/ contributions to the local economy.

Cllr Clayton recognised that the report only mentioned emissions from vehicles, site facilities and campsites but neglected to consider the emissions saved by not travelling abroad.

Cllr O'leary raised issues of increasing congestion in the summer and becoming a busier area during the summer months, as over 100 hotels, 3 or 4 holidays parks and other campsites in Weymouth who can already experience the AONB. Having a campsite there, ruins and impacts the AONB and concluded that this is a bridge too far and should be refused.

Cllr O'leary proposed refusal of the application in accordance with the report recommendation. This was seconded by Cllr Kate Wheller, however, upon being put to a vote the proposal was not supported by the committee.

Cllr Bolwell proposed that the application be approved with suitable conditions, this was seconded by Cllr Pipe. Members suggested some conditions that might be included.

A short adjournment took place from 11.23 – 11.47 in order that officers could draft an appropriate list of conditions.

The meeting reconvened and members were advised of the new recommendation and conditions. The proposer and seconder confirmed that they were content with these.

Decision: That authority be Delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to Approve subject to the expiration of the statutory consultation period resulting from notification of landowners and having regard to any comments received in response to that consultation, planning conditions, with the final wording being agreed with the Chairman of the Western and Southern Planning Committee, discussion with the landowner in respect of pre-commencement conditions and the completion of an Appropriate Assessment, including any requirement for a planning obligation to secure mitigation for any significant likely effects identified by the Appropriate Assessment and subject to the conditions outlined in the appendix to these minutes.

18. **P/FUL/2022/01909 - Weymouth Library, Great George Street, Weymouth, DT4 8NN**

The Team Leader Introduced a report for the installation of mural artwork on cladding boards on Weymouth Library Great George Street Weymouth Dorset DT4 8NN. The mural is being considered by the committee as it is on council owned land.

The Team Leader informed the committee that the mural is a collaboration between Weymouth BID and Weymouth Town Council. Which will enhance the town's economic regeneration. The report covered the site location, showed photographs, maps, of the northeast gate wall which the artwork will be displayed on. Also, the planning history and a photo of library centre was outlined.

The officer informed the committee that the murals aim at filling blank space, and provided visual interest, and the presentation red line showed the scale of the mural on the library building. The proposed mural artwork was on life and learning. The Civic society raised concern on labelling which was then withdrawn.

There were concerns raised over deterioration/renewing which were clarified as the mural will be painted onto cladding boards which can be removed/ updated if necessary.

The main issues were covered by the officers and had been discussed with conservation teams. The mural was thought to enhance the conservation area, improve visual quality, and provided a piece of art for visual improvement.

The officer recommended that planning should be granted.

Debbie Redding, the Agent, addressed committee in support of the application confirming that the town council would carry out regular inspection and maintenance,

Cllr Kimber raised concerns over graffiti and maintenance/protection.

The Agent confirmed that Weymouth town council will maintain it and it is not the responsibility of Dorset Council to maintain the artwork.

Proposed by Cllr Kate Wheller, seconded by Cllr Pipe

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

19. **WP/18/00662/FUL - Land off of Verne Common Road and Ventnor Road, Portland**

The Senior Planning Officer introduced a presentation to develop vacant land off Verne Common Road & Ventnor Road, Portland by the demolition of a garage and formation of vehicle access and erection of 25 dwellings.

The Senior Planning Officer gave a presentation showing the site, outlined the three tiers of housing, 59 parking spaces, the materials used, provision of affordable housing, key issues, recommendation to refuse and that the application is on this planning committee agenda as had been the subject of a committee resolution, in February 2020 and September 2021, but the decision has not yet been issued. Since the most recent committee resolution, the Council has published an updated five-year housing land supply statement for the West Dorset, Weymouth & Portland area, identifying a supply of 5.85 years, not including the proposed housing included in this application.

This means that the material considerations had changed since the previous resolution was made and it is therefore necessary for the application to be brought before Committee again for consideration.

The legal agreement for the site has not been completed.

The Architect of the application was invited to speak on behalf of the applicant. He informed that in 2016 on the main part of the 7-8 houses were granted and the council determined the site to be tenable. The architect claimed that the land supply statement was completely inconsistent with previous advice. He also added that the loss of open space value is not the case officers' previous advice, the site was private and of minimal amenity value. He also told the committee that the planning inspector advised that the Council should take advantage of housing supply.

Cllr Paul Kimber addressed the Committee as the Ward Member and urged the committee to look at this and reject this application which was on important green space that offered amenity to the local community.

The Senior planning officer went on to inform the committee that the Section 106 Agreement was not ready to complete, and a decision had not been issued.

The members were invited to ask technical questions by members.

The Chairman invited members to debate

Cllr Nick Ireland declared that although he knew the Applicants, there was not a close connection and no social involvement with them. He noted that the application had been granted by the committee on two previous occasions and that the scheme would provide 5 affordable homes.

Cllr Kate Wheller proposed that the application be refused in line with the report recommendation. She knew the area well and plots of land on Portland had been built on continuously. She noted the recent position with the 5-year housing land supply and that the Council would not be forced to build on every green space.

The Senior Planning officer informed the committee that Portland Town Council had objected to the application. This information had been included in the update sheet circulated to the committee prior to the meeting.

Proposed by Cllr Kate Wheller, seconded by Cllr Kelvin Clayton.

Decision: That the application be refused for reasons outlined in the appendix of these minutes.

20. **Urgent items**

There were no urgent items.

21. **Exempt Business**

There was no Exempt Business

22. **Update Sheet**

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2022/01957	Eweleaze Farm, Eweleaze Farm Campsite, Osmington, DT3 6ed	5a	13-30

Correction: Comments from Weymouth Civic Society are marked as being 'no objection'. This should have been that the civic society objects. The summary text is correct.

Additional third party letter of objection raising the following points:

- *The beach at Eweleaze is steep and not safe.*
- *Enforcement officer visit to the site in 2021 where the narrow and long access was observed.*
- *The use of the site could be controlled through an article 4 direction.*
- *The site should be visited in August to appreciate the scale of the campsite of 4000 campers per night.*

Application Ref.	Address	Agenda ref.	Page no.
WP/18/00662/FUL	Land off of Verne Common Road and Ventnor Road, Portland	5c	37-67

Further consultation response received from Portland Town Council:

Portland Town Council strongly objects to this application.

It fully concurs with the report by the Planning Officer recommending refusal.

Appendix - Decision List

Duration of meeting: 10.00 am - 12.35 pm

Chairman

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Appendix – Decision List

APPLICATION NUMBER: P/FUL/2022/01957- Eweleaze Farm Eweleaze Farm Campsite Osmington DT3 6ED

APPLICATION SITE: Eweleaze Farm Eweleaze Farm Campsite Osmington DT3 6ED

PROPOSAL: Change of use of agricultural land to camping site for 42 days per year

DECISION: Delegate authority to the Head of Planning and the Service Manager for Development Management and Enforcement to Approve subject to the expiration of the statutory consultation period resulting from notification of landowners and having regard to any comments received in response to that consultation, planning conditions, with the final wording being agreed with the Chairman of the Western and Southern Planning Committee, discussion with the landowner in respect of pre-commencement conditions and the completion of an Appropriate Assessment, including any requirement for a planning obligation to secure mitigation for any significant likely effects identified by the Appropriate Assessment. The planning conditions shall cover:

1. Time limit for implementation.
2. Plans list.
3. Surfacing of first 10m of access.
4. Traffic Management Plan.
5. Tented camping only.
6. Time period for seasonal use.
7. Mitigation measures for impacts on Dorset Heathlands.
8. Biodiversity plan.
9. Waste and waste water management plan.
10. No open fires on the ground.

Appendix – Decision List

APPLICATION NUMBER: P/FUL/2022/01909

APPLICATION SITE: Weymouth Library Great George Street Weymouth Dorset DT4 8NN

PROPOSAL: Installation of mural artwork cladding boards

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

Proposed Elevation & Mural design plan (Revised design)

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

Informative

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 application was acceptable as submitted and no further assistance was required.

Appendix – Decision List

APPLICATION NUMBER: WP/18/00662/FUL

APPLICATION SITE: Land off Verne Common Road and Ventnor Road, Portland

PROPOSAL: Develop vacant land by the demolition of garage, formation of vehicular access, erection of 25 dwellings & associated landscaping.

DECISION: REFUSE, for the following reasons:

1) The proposal, by virtue of its location outside of a defined development boundary and being for open-market residential development would be contrary to policies SUS1 (the level of economic and housing growth) and SUS2 (distribution of development) of the West Dorset, Weymouth & Portland Local Plan 2015. The development plan forms the starting point for decision making and is considered to be up-to-date such that where a planning application conflicts with the development plan permission should not normally be granted. There are not considered to be any material considerations that in this particular case would indicate that the development plan should not be followed and as such the proposed development also conflicts with the National Planning Policy Framework. Furthermore, the proposal would result in the loss of an area of incidental open space recognised as a site of open space value within the residential area and therefore the proposal is contrary to policy Port/CR4 of the Portland Neighbourhood Plan. This along with the reasons for refusal set out below add weight to the approach of following the development plan, as there are no material considerations that are considered to outweigh the identified conflict with the spatial strategy.

2) The proposal due to its scale and location would result in less than substantial harm to the setting of the scheduled monument, the Verne Citadel that would not be outweighed by any public benefit. Therefore, the proposal is contrary to policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (2015), policy Port/EN4 of the Portland Neighbourhood Plan and section 16 of the National Planning Policy Framework 2021.

3) In the absence of a satisfactory completed Section 106 agreement the scheme fails to ensure provision of the affordable housing on site and any necessary financial contribution for off-site provision. Hence the scheme is contrary to policy HOUS 1 of the West Dorset, Weymouth and Portland Local Plan 2015.

4) In the absence of a satisfactory completed Section 106 agreement the scheme fails to provide adequate compensatory biodiversity/nature conservation measures through the provision of a financial contribution for grassland compensation and management of the Local Nature Reserve. Hence the scheme is contrary to policy ENV 2 of the West Dorset, Weymouth and Portland Local Plan 2015 and Section 15 of the National Planning Policy Framework 2021

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