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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 20 APRIL 2023

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

Apologies: Cllr Sarah Williams

Also present: Cllr David Walsh

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

Ann Collins (Area Manager – Western and Southern Team), Lara Altree (Senior Lawyer - Regulatory), Charlotte Loveridge (Planning Officer), Katrina Trevett (Development Management Team Leader), Elaine Tibble (Senior Democratic Services Officer) and Joshua Kennedy (Apprentice Democratic Services Officer)

80. **Apologies**

An apology for absence was received from Cllr Williams.

81. **Declarations of Interest**

Cllr Bolwell and Cllr Clayton noted that in relation to application no P/FUL/2022/06301 they sat on the Bridport Town Council Planning Committee, however, they did not take part in the debate or vote, so were not pre-determined on this application.

82. **Minutes**

The minutes of the meeting held on 23 March 2023 were confirmed and signed.

83. **Public Participation**

Representations by the public to the Committee on individual planning applications are detailed below.

84. **Planning Applications**

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

85. **Application No P/FUL/2022/02899 - Wintergreen Barn, Higher Meerhay Farm Access Road, Meerhay, Dorset, DT8 3SB**

This application was deferred for technical reasons and was not determined at this committee meeting.

86. **Application No P/FUL/2022/06301 - 35 George Street, West Bay, Bridport, DT6 4EY**

The Planning Officer presented the report to retain the change of use from shop (Use Class E) to shop/off-licence/bar. This was a retrospective application that had come to the committee for determination because the site was on Dorset Council owned land.

Members were shown the location of the site within Bridport, as well as photographs of the outside of the building and the indoor bar and seating area.

The Planning Officer explained the planning history of the site and summarised the main planning issues. The application wasn't considered to have a negative impact on the Area of Outstanding Natural Beauty or the heritage area and the impact on amenity, character and appearance was considered to be acceptable. The application would also bring benefits for the local economy.

Proposed by Cllr Pipe and seconded by Cllr O'Leary.

Decision: That the application be granted permission subject to conditions set out in the appendix to these minutes.

Application No P/FUL/2022/05320 - 4 Waterloo Place, Weymouth, DT4 7NX

- a) The Development Management Team Leader presented the report for both applications no P/FUL/2022/05320 and P/LBC/2022/05321, to erect a single storey rear extension and for listed building consent, due to the grade II* status of the application site. The application had come to the committee for determination because the site was on Dorset Council owned land.

Members were shown the site location within Weymouth, photographs of the front and rear elevations of the building, as well as the location of other nearby listed buildings in the area. The site was located within the Weymouth Town Centre Conservation Area near to a neighbouring property, which had a similar rear extension built, which showed the limited scale of the proposed works. Members were also shown the current and proposed floor plan and elevations of the building.

There was not considered to be any harm to the Weymouth Conservation Area or to neighbours' amenity.

In response to questions from members the Development Management Team Leader clarified that a partition would be installed inside the

building to provide privacy for the extended bedroom from the adjacent room and that there had been no objections from the local conservation team to this application.

Proposed by Cllr O'Leary and seconded by Cllr Cocking.

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

87. **Application No P/LBC/2022/05321 - 4 Waterloo Place, Weymouth, DT4 7NX**

Proposed by Cllr O'Leary and seconded by Cllr Cocking.

Decision: That the application was granted subject to the conditions set out in the appendix to these minutes.

88. **Urgent items**

There were no urgent items.

89. **Exempt Business**

There was no exempt business.

Decision Sheet

Duration of meeting: 10.00 - 10.36 am

Chairman

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Western & Southern Area Planning Committee 20 April 2023 Decision List

Application Reference: P/FUL/2022/06301

Application Site: 35 George Street, West Bay, Bridport, DT6 4EY

Proposal: Retain change of use from shop to shop/off-licence/bar.

Recommendation: GRANT subject to conditions.

Decision: GRANTED subject to the following conditions.

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

Location Plan (Received 17/10/2022)

Floor Plan (Received 11/10/2022)

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

2. The premises shall not be used as a bar other than between the hours of 12:00 to 23:00.

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

3. No live music shall be played at the premises. Any amplified music played at the premises shall not be audible at any external façade of any nearby residential dwellings.

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

4. Within one month from the date of this notice, a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Flood Evacuation Plan shall be adhered to.

Reason: In order to safeguard the building and its users from unnecessary flood risk

Informatives:

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.

Advertisements & Signage

The applicant is advised that any proposed signage will need to be the subject of a Listed Building Consent application.

Internal & External Alterations

The applicant is advised that any proposed alterations to the interior or exterior fabric of the grade II listed building will need to be subject of a Listed Building Consent application.

Application Reference: P/FUL/2022/05320

Application Site: 4 Waterloo Place, Weymouth, DT4 7NX

Proposal: Erect single storey rear extension

Recommendation: Grant subject to conditions.

Decision: 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, Site, Proposed floor plans & elevations 16/208/001 Rev B

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

3. The external door hereby approved shall not be installed until detailed drawings and specifications showing the design and construction of the new external door (at a scale no less than 1:10) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

4. The rooflight to the extension hereby approved shall not be installed until details of the material, design, colour and height of the rooflight have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

5. Prior to the installation of the roof to the extension hereby approved the construction details of the roof and its finish, material, colour and sectional details of any connection with the existing building (this is to three sides) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the architectural and historical qualities of the building.

6. All new and replacement rainwater goods shall be cast metal and painted black to match the existing.

Reason: To preserve or enhance the character and appearance of the heritage asset.

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.

Application Reference: P/LBC/2022/05321

Application Site: 4 Waterloo Place, Weymouth, DT4 7NX

Proposal: Erect single storey rear extension and internal alterations.

Recommendation: GRANT subject to conditions.

Decision: 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, Site, Proposed floor plans & elevations 16/208/001 Rev B

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

3. The external door hereby approved shall not be installed until detailed drawings and specifications showing the design and construction of the new external door (at a scale no less than 1:10) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

4. The rooflight to the extension hereby approved shall not be installed until details of the material, design, colour and height of the rooflight have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

5. Prior to the installation of the roof to the extension hereby approved the construction details of the roof and its finish, material, colour and sectional details of any connection with the existing building (this is to three sides) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the architectural and historical qualities of the building.

6. All new and replacement rainwater goods shall be cast metal and painted black to match the existing.

Reason: To preserve or enhance the character and appearance of the heritage asset.