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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 4 SEPTEMBER 2025

Present: Cllrs Dave Bolwell (Chair), Neil Eysenck (Vice-Chair), Belinda Bawden, Matt Bell, Simon Christopher, Paul Kimber, David Northam, Louie O'Leary, Pete Roper and David Shortell

Apologies: Cllrs Craig Monks and Kate Wheller

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

Ann Collins (Area Manager – Western and Southern Team), Joshua Kennedy (Democratic Services Officer), Hannah Massey (Lawyer - Regulatory), Matthew Pochin-Hawkes (Lead Project Officer), Steven Tapscott (Senior Planning Officer) and Louis Wicks (Democratic Services Officer Apprentice)

24. Declarations of Interest

Cllr Bell declared an interest in item 5, due to having voted on the application when it was considered by Weymouth Town Council and so did not take part in the debate or vote for that application.

25. Minutes

The minutes of the meeting held on 17 July 2025 were confirmed and signed.

26. Registration for public speaking and statements

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.

27. P/FUL/2024/05538 - Weymouth Harbour, Weymouth, DT4 8AJ

Cllr Bell left the Council Chamber at 10:08

Cllr Northam and Cllr Shortell stated that they had not been present at one of the previous meetings where the application was considered previously and had not watched the recordings of those meetings. They moved to sit in the public speakers section of the room and did not participate in the debate or vote on this matter.

Cllr Bawden and Cllr O'Leary stated that they had watched the recording of the application from the Committee in January, when they weren't present and so would participate in the consideration of the application.

The Lead Project Officer presented the application, which was for the replacement and strengthening of harbour walls F and G in Weymouth. It was explained that the application was being brought to the committee for determination again, as the parallel Marine Management Organisation application was yet to receive approval.

The site was highlighted on a map of the area and the different areas of jurisdiction were identified on the plans. It was explained that the applicant had advised that work wouldn't be started until the marine licence had been granted. The revised wording of condition 7 was shown to members.

It was proposed by Cllr O'Leary and seconded by Cllr Christopher, that the application be granted.

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

28. **P/FUL/2024/02448 - Brenda Dench House, St Mary Street, Weymouth, DT4 8PU**

Cllr Bell returned to the Council Chamber at 11:17

Cllr Northam and Cllr Shortell move to the members section of the room.

The Senior Planning Officer presented the application for alterations and extensions to an existing building, to create an additional 10 dwellings. It was explained that it had come to the committee for determination as the officer's recommendation was contrary to the view of the Town Council and local Ward Member.

The building fell within the Weymouth Town Conservation Area and the nearby listed buildings and non-designated heritage assets were highlighted on a map. These included the Grade I listed St Mary's Church, which was adjacent to the application site.

The site had consent approved in 2021, however it was explained that this had since lapsed and since then new flooding data had been released, which was now being considered.

Photographs of the building from the front and rear street were provided, as well as a photograph showing the proximity of the adjacent church to the building. Members were shown the proposed and existing elevations of the front and rear of the building, as well as the proposed and existing floor plans.

Flood risk was considered high for a 1 in 30-year event and medium for a 1 in 200-year event, based on data from the Level 2 Strategic Flood Risk Assessment. The applicant had submitted an evacuation plan for residents in the event of a flood, however this was not considered sufficient to mitigate against the risk due to the

distance to a safe location and the route crossing deeper areas of flooding. The applicant had also referenced the Environment Agency's flood alert system, however as officers couldn't guarantee that potential residents would be signed up for this system, this wasn't considered an appropriate mitigation measure against the risk of flooding.

In terms of character and heritage, the Senior Planning Officer explained that the scheme had been redesigned since first being submitted and that although there were improvements, the terracotta render and lack of detailing on the frontage of the building meant that officers considered that the visual appearance would detract from the character of the area.

There were several amenity concerns noted by the Senior Planning Officer, these included loss of light and outlook onto a neighbouring property and there were two flats where, due to the design of the top floor, both outlook and natural light would be limited. In addition, due to the nearby placement of trees to one side of the building there would be limited sunlight in one of the flats, while no assurances could be made that these trees could be cut back.

It was noted that there were benefits to the application, including 10 new dwellings in a sustainable town centre location and the economic benefits associated with the new dwellings, however it was considered that these did not outweigh the substantial harms identified.

Mr Howard-Dobson spoke as the agent for the application. He stated that the application would provide 10 dwellings to Weymouth and improve the visual appearance of an old building, as well as making it more sustainable. He did not consider that enough weight was given to the evacuation plan provided and the fact that the flood risk would be from tidal flooding and so would only last 3-6 hours. In addition, he asked members to consider that new flood defences would likely be built to mitigate against flooding in Weymouth in the future, whilst other concerns could be overcome through conditions.

In response to questions from members the Senior Planning Officer provided the following responses:

- The name of the building couldn't be controlled.
- Dorset Fire and Rescue were consulted on the safety considerations of the gates and it was stated that they would be controlled by building regulations.
- Weight couldn't be given to any potential future flood defences and the application was only being considered in its current form.
- The flood data came from the Strategic Flood Risk Assessment and the document was available to the applicant when they made their application.
- The structure of the building was a consideration that would be covered by building regulations.
- The lack of community space and outside space was considered to be offset by access to local amenities such as parks and the beach.
- It wouldn't be reasonable to amend the appearance of the proposed building through condition. A new application would be required.
- The evacuation plan would require a route of 600m and would cross into deeper flood waters to reach a safe point.

- Another application for residential development was refused by the committee in January on the grounds of flood risk and the lack of safe access and egress in the event of a flood.

Having had the opportunity to debate the merits of the application and an understanding of all this entailed; having considered the officer's report and presentation; the written representation; and what they had heard at the meeting, a motion to approve the application was proposed by Cllr O'Leary and seconded by Cllr Northam. Following further debate Cllr Northam withdrew his seconding of the proposal, stating that he did not have enough information to go forward with the proposal. Cllr O'Leary subsequently withdrew his proposal.

Members continued to discuss the application and although several members agreed that the application would provide a visual improvement on the current building, on balance there were too many issues to overcome, particularly the risk of flooding.

Cllr Eysenck proposed that the matter be refused on the grounds set out in the officers recommendation and this was seconded by Cllr Bawden.

Decision: That the application be refused for the reasons set out in the appendix to these minutes.

29. **Urgent items**

There were no urgent items.

30. **Exempt Business**

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 12.06 pm

Chairman

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Western and Southern Area Planning Committee
Thursday 04 September 2025
Decision List

Application: P/FUL/2024/05538

Application Site: Weymouth Harbour, Weymouth, DT4 8AJ

Proposal: Replacement and strengthening of harbour walls F and G through installation of new sheet pile walls in front of the existing walls, for the portion of the new wall where it is located above the mean low water mark, tie bar extension and ground works, works to the footpaths, creation of open space along with ancillary works.

Summary of Recommendation: Grant subject to conditions.

Decision: That the application be granted subject to the following planning conditions. Updates to the conditions and informatives included within the February 2025 Committee Report are shown in bold for ease of reference:

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:

DR-PL-0001 P02 Application site boundary

DR-PL-0002 P03 Site location plan

DR-PL-0004 P03 New site structures, general arrangement

DR-PL-0005 P02 Landscape design layout plan and site sections

DR-PL-0006 P01 Capping Beam Elevations Wall G Cantilevered

DR-PL-0008 P01 Landscape Design Strategy Plan

DR-MP-0102 P05 Demolition plan

DR-MP-0200 P03 Wall F Anchored-Sheet pile general arrangement 1 of 2

DR-MP-0201 P03 Wall F Anchored-Sheet pile general arrangement 2 of 2

DR-MP-0202 P03 Wall G Anchored-Sheet pile general arrangement 1 of 2

DR-MP-0203 P03 Wall G Anchored-Sheet pile general arrangement 2 of 2

DR-MP-0204 P03 Wall G Cantilevered- Sheet pile general arrangement 1 of 2

DR-MP-0205 P03 Wall G Cantilevered- Sheet pile general arrangement 2 of 2

DR-MP-0210 P02 Wall F Anchored-Sheet pile elevation

DR-MP-0211 P04 Wall G Anchored-Sheet pile elevation

DR-MP-0220 P02 Sheet Pile Typical Section Walls F & G Anchored

DR-MP-0221 P03 Wall G Cantilevered-Sheet pile sections

DR-MP-0222 P06 Sheet Pile Typical Section Wall F Pile Ring

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

3. Before the development hereby approved commences a Construction Traffic Management Plan (CTMP) must be submitted to and approved in writing by the Planning Authority. The CTMP must include:

- a) Construction vehicle details (numbers, sizes, type, and frequency of movement per day).
- b) A programme of construction works for anticipated deliveries by HGV and barge.
- c) A framework for managing abnormal loads.
- d) Timing of deliveries to avoid, where possible, network peak hours 08:00-09:00, 17:00-18:00, as well as interpeak for the tourist season.
- e) A Banks person / Marshall will be required and positioned at the zebra crossing near the junction leading to the site / compound ensuring all vehicles and deliveries drive at a slow speed due to pedestrian movement in and around that area.
- f) Public to be safely segregated from works.
- g) Wheel and Vehicle cleaning facilities.
- h) A scheme of appropriate signing of vehicle route to the site from the surrounding highway network i.e. the A35.
- i) Swept path analysis detailing the ingress, internal layout circulation routes and egress of the largest vehicle.
- j) Temporary traffic management measures where necessary
- k) Potential for any staff/contractors/operatives to use local sustainable transport or car share/minibus pick up and drop offs.

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

4. Before the development hereby approved commences a scheme for the parking for site operatives and visitors within the application site area must be

submitted to and approved in writing by the Planning Authority. The approved scheme shall be provided and adhered to throughout the construction period of the development.

Reason: To minimise the likelihood of indiscriminate parking on the surrounding highway network.

5. Any lighting and/or floodlighting during construction must be located and screened in such a manner that no illumination is directed towards the adjoining highway. Details of any proposed external lighting shall first be submitted to and approved in writing by the Local Planning Authority. Thereafter, external lighting shall be installed as approved.

Reason: To ensure that drivers aren't dazzled or distracted by the light.

6. Before the development hereby approved is utilised the following works must have been constructed to the specification of the Planning Authority:

- i. Footway works as per landscape design layout plan and site sections A1 to C drawing PL-0005 P02.

Reason: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

7. Prior to the commencement of any works of demolition or construction, **a Construction Environmental Management Plan (CEMP) (Biodiversity) must be submitted to and approved in writing by the local Planning Authority. The CEMP must include the following:**

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and/or sensitive working practices) including measures related to piling and surface water management to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) dust and airborne particle management plan, characterising possible sources of dust and airborne particulate matter (including sand) which may be created by any aspect of the operation, and identifying any mitigation measures which may be necessary to reduce dust and airborne particles as much as practicable.
- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.

h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

i) Use of protective fences, exclusion barriers and warning signs

The development shall take place strictly in accordance with the approved CEMP.

Reason: To protect biodiversity, including marine ecology, during the construction phase and in the interests of residential amenity and to protect members of the public from dust/airborne particulate matter during construction.

8. Prior to commencement of above ground construction works, details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) A statement setting out the design objectives and how these will be delivered;
 - b) Earthworks showing existing and proposed levels and contours;
 - c) Means of enclosure and retaining structures;
 - d) Boundary treatments;
 - e) Vehicle parking layouts;
 - f) Other vehicle and pedestrian access and circulation areas;
 - g) Hard surfacing materials and construction details;
 - h) The location and construction details of furniture, refuse units, features and signs;
 - i) The location of proposed and existing functional services above and below ground;
 - j) Retention of Pleasure Pier sign;
 - k) The location and construction details of any lighting/floodlighting;
 - l) A specification for any proposed seeding/turfing, tree, and shrub planting including their quantity, size species and position, how they will be planted, protected and maintained, and the proposed time of planting;
 - m) A programme of implementation including phasing where relevant.

The development shall be carried out in accordance with the approved details.

Reason: To ensure the adequate mitigation of the landscape and visual impact of the proposals and the provision of an appropriate hard and soft landscape scheme which retains non designated heritage assets.

9. Prior to commencement of above ground construction works, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all hard and soft landscape areas, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved management plan.

Reason: To ensure that the management and maintenance of the proposed hard and soft landscape scheme has been agreed.

10. The landscape works shall be carried out in accordance with the approved hard and soft landscape scheme and the implementation programme before any part of the development is brought into use.

Reason: To ensure that the agreed hard and soft landscape scheme is implemented as approved.

11. The completed landscaping scheme shall be managed and maintained in accordance with the approved management plan. Any seeded/turfed areas, trees or other plants indicated in the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with seed/turf, trees or plants of a species and size to be first approved in writing by the Local Planning Authority. Hard landscape features will be maintained for the lifetime of the development.

Reason: To ensure that the agreed hard and soft landscaping scheme is maintained.

12. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175 (as amended). Should any contamination be found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and on completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

13. Prior to the removal of the existing railings and Pleasure Pier Sign, a Level 1 Historic Building Record shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To record matters of architectural/historical importance associated with the non-designated heritage assets within the site prior to removal.

14. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:
- i. A non-technical summary;
 - ii. The roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - iii. The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the Biodiversity Gain Plan and a timetable for implementation;
 - iv. The management measures to maintain habitat in accordance with the Biodiversity Gain Plan for a period of 30 years from the completion of the habitat and enhancement works as set out in the HMMP;
 - v. The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

Thereafter the development shall be carried out, along with the management and monitoring of habitat, in accordance with the approved HMMP.

Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

15. Notice in writing shall be given to the Local Planning Authority within one month of the completion of the habitat creation and enhancement works as set out in the approved HMMP. The notice shall include a Completion Report evidencing the completed habitat enhancements.

Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

Informatives

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 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 applicants/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.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

2. Informative: Rights of Way

The safe free passage of the public on all rights of way must not be obstructed at any time. If the public are unlikely to be able to exercise their public rights on a right of way, then a Temporary Path Closure Order must be obtained. This can be applied for through Rights of Way at Dorset Council see <https://www.dorsetcouncil.gov.uk/w/changing-the-definitive-map>, but the application must be completed and returned at least thirteen weeks before the intended closure date. It should be noted that there is a fee applicable to this application. This application and legal order must be confirmed before any works obstructing the path are commenced.

Any damage to the surface of the footpath attributable to the development must be repaired to Dorset Council's specification, in accordance with Section 59 of the Highways Act 1980 by the applicant.

3. Informative: Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

4. Informative: Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

5. Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

6. Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

7. Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the

Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

8. Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

9. Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

5. Informative: Noise

The applicant is advised to carefully acquaint with and act on the advice in WSP Technical Memorandum on noise and vibration (reference 70094412-ACO, dated 7 August 2024). This will ensure the detailed scrutiny of noise and vibration management that this project necessitates. Utilising the services of a suitably qualified and competent noise and vibration consultant to take technical noise and vibration aspects forward is likely to be essential. Failure to follow the above advice may lead to unnecessary community impact from this project, and regulatory action by the council's Environmental Protection Team.

6. Informative: Highway Improvement(s)

The highway improvement(s) referred to in condition 6 must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Local Planning Authority and it will be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site. The applicant should contact Dorset Council's Highways Development team. They can be reached by email at highwaysdevelopment@dorsetcouncil.gov.uk, or in writing at Highways Development team, Economic Growth and Infrastructure, Dorset Council, County Hall, Dorchester, DT1 1XJ.

7. Informative: Marine licensing

A marine license from the Marine Management Organisation is required for all works below the mean high water mark. The applicant should comply with all conditions on the marine license, including those related to marine ecology.

Application: P/FUL/2024/02448

Application Site: Brenda Dench House St Mary Street Weymouth DT4 8PU

Proposal: Alterations and extensions to the existing building comprising: elevation changes at ground and first floor level; changes to light-wells; construction of new floor space at second and third floor level to create 10 no dwellings; increase the height of the existing roof pitch on the south elevation and insertion of new windows; installation of gates at both ends of the ground floor arcade; and installation of ancillary plant and equipment. Change of use of part of hairdresser floorspace at 39 St Mary Street to a retail unit, with the remaining floorspace to accommodate ancillary residential facilities.

Summary of Recommendation: Refuse.

Decision: That the application be refused for the following reasons.

1. The site is identified in the Weymouth Level 2 Strategic Flood Risk Assessment (SFRA2) as being at future risk of tidal flooding in 1 in 30-year (high risk) and 1 in 200-year (medium risk) events. It is also identified in the Environment Agency's National Flood Risk Assessment map as being at future risk. The SFRA2 maps indicate deep, and some fast-moving, water is anticipated around the application site with high hazard ratings. Many of the surrounding streets are also constrained, not just with tidal flood risk, but also the risk of fluvial and pluvial flooding. This would hinder safe egress by future occupants during a design flood event, as well as safe access/egress by the emergency services. Flood warnings cannot be fully relied on, and the applicant's identified escape route is some 0.6km long, which would cross land at risk of flooding and could lead to significant difficulty for those with limited mobility. The proposal therefore fails to demonstrate safe access and escape routes, in conflict with policies ENV5 and WEY1 of the West Dorset, Weymouth and Portland Local Plan (2015), paragraph 181 of the NPPF (2025 update) and ref. IDs 7-005-20220825, 7-044-20220825 and 7-047-20220825 of the Planning Practice Guidance.

2. The application site is located within the town centre conservation area. It has a dual frontage and it is highly prominent in the street scene, within the setting of several listed buildings, including the adjacent grade I listed St Mary's Church. A high-quality design is therefore required, but the poor materials and detailing fail to achieve this. The proposal is therefore in conflict with policies ENV4, ENV10, ENV12 and ENV15 of the of the West Dorset, Weymouth and Portland Local Plan (2015) and paragraphs 135, 139, 212 and 215 of the NPPF (2025 update). The development would lead to less than substantial harm to designated heritage assets, which would not be outweighed by public benefits.

3. The development would be in very close proximity to the sole kitchen window serving a residential property at 36a Maiden Street. The development would completely compromise the outlook and light entering this room, as well as result in

an overbearing relationship. This would be detrimental to the living conditions of this neighbouring residential property. The proposal is therefore in conflict with Policy ENV16 of the West Dorset, Weymouth and Portland Local Plan (2015) and paragraph 135f of the NPPF (2025 update).

4. The proposed floorplans show bedrooms in flats 8, 9 and 18 would endure an unacceptably poor outlook with little natural light and an overbearing relationship from surrounding lightwell walls. Bedrooms in flats 8, 9, 14 and 15 would have a very close relationship to neighbouring third-party trees, which would compromise their natural light and outlook. The proposal is therefore in conflict with Policy ENV16 of the West Dorset, Weymouth and Portland Local Plan (2015) and paragraph 135f of the NPPF (2015 update).

5. There is a group of trees located to the immediate south of the building within third-party land. In order to facilitate the build, access to this land would be required, but there is no guarantee the landowner would agree. In addition, fairly extensive works would be required to cut back the trees to achieve a maintainable clearance for the amenity of future occupants. This would require regular applications to undertake tree works, which again cannot be guaranteed because of the landownership issue. There is thus no certainty of an acceptable relationship with these trees during either the build or for the longer-term habitation of the flats. This places the proposal in conflict with Policy ENV10 of the West Dorset, Weymouth and Portland Local Plan (2015) and paragraph 136 of the NPPF (2025 update).