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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 2 OCTOBER 2025

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

Apologies: Cllrs Paul Kimber and Craig Monks

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

Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Joshua Kennedy (Democratic Services Officer), Robert Parr (Planning Officer), Katrina Trevett (Development Management Team Leader), Louis Wicks (Democratic Services Officer Apprentice) and Nicola Yeates (Conservation and Design Officer)

31. Declarations of Interest

Cllr Roper declared that although Portland Town Council had considered item 8, he was not pre-determined on the application.

32. Minutes

The minutes of the meeting held on 04 September were confirmed and signed.

33. 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.

34. P/LBC/2025/04317 - War Memorial, The Esplanade, Weymouth, DT4 7RN

Application P/LBC/2025/04317 was moved to the front of the agenda, to ensure the meeting was quorate.

Cllrs Matt Bell, Kate Wheller, David Northam and Louie O'Leary left the Council Chamber at 10:05, as they also sat on Weymouth Town Council, who were the applicants for the application.

The Conservation and Design Officer presented the application for Listed Building Consent, to replace the plaques on a Grade II listed structure. The application had been brought before the committee for determination as the structure was owned by Dorset Council.

It was explained that the existing plaques had deteriorated over time due to exposure to the elements and were proposed to be replaced, with one being replaced like-for-like. The remaining two plaques could not be removed therefore, the new panels were proposed to be fixed directly onto the existing ones.

Designs for the proposed replacement panels were shown to the committee and officers considered that the proposed works would not cause any harm to the Grade II listed structure or the setting of the neighbouring listed buildings.

It was proposed by Cllr Eysenck and seconded by Cllr Bawden, to grant the application as per the officer's report.

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

35. P/FUL/2025/03447 - Buckland Campsite, Buckland House, Buckland House Lane, Buckland Rippers, DT3 4FT

The Development Management Team Leader presented the application, which sought to extend the permitted camping season on site, from 1 May to 30 September.

The application site was shown in relation to Buckland House and the village of Buckland Rippers. The site was located outside the Defined Development Boundary (DDB) and was subject to several constraints, including two public rights of way and pockets of flooding. The site was situated approximately 75 metres from the nearest residential garden.

Photographs of the site were provided, showing the toilet block, camping area, surrounding field, and ancillary buildings. A flood map also showed the areas subject to flooding, however it was noted that visitors were directed away from these areas, and it was confirmed that there would be no significant impact in terms of surface water flooding.

The key considerations were outlined. The principle of development was discussed, noting the fall-back position that camping was currently permitted from 15th May to 31st August, and the proposal would add an additional 44 days. In terms of amenity, it was noted that no noise complaints had been pursued, although two complaints were received in the past three years.

It was also confirmed that since the publication of the report the Dorset Wildlife Trust had been in contact with the applicant to arrange for a survey to take place of the Site of Nature Conservation Interest (SNCI).

Concerns had been raised about exhaust fumes and additional vehicular movements, however it was considered that due to the low speed of vehicles accessing the site and adequate screening, there would be limited impact from this. While there was some localised impact on neighbouring properties, this was not considered sufficient to warrant refusal and the economic and business benefits of the proposal were deemed to justify the development.

Mrs Bonham-Lovett, Mr Perrott and Mrs Beale spoke in opposition to the application. They raised concerns with the proposal, including the erosion of the natural environment around the village, the increase in noise and odour pollution from increased numbers of visitors and the lack of amenities in the village to cater to more people. In addition, they mentioned that they felt residents complaints had not been listened to.

Mr Carpendale spoke as the agent for the application, he noted that the extension of the season would allow for demand to be met and provide economic benefits to the local area. In addition, he stated that visitors to the campsite would have to agree to terms and conditions when booking and that a warden would be on site at all times.

In response to questions from members officers provided the following responses:

- No comments had been received from the local Ward Members.
- The applicant was entitled to conduct 60 days of camping in any 1 year period, under the General Permitted Development Order, however this did not apply to the application site as it already had permission for camping.
- There had been two complaints that had been pursued by Environmental Protection over the last 6 years.
- The SNCI was a local designation and there was no legal duty to ensure it was managed.

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, several members had raised concerns, primarily involving the amenity impact on residents, while other members recognised the amenity concerns raised, however felt that there was no sufficient evidence to warrant refusal of the application.

It was proposed by Cllr Northam and seconded by Cllr Bell, that the application be granted as per the officer's recommendation.

Decision:

A) That authority be delegated to the Service Manager for Development Management and Enforcement and the Area Manager for the Southern and Western Team to grant planning permission subject to the completion of a legal agreement to secure:

- a contribution of £1799.05 to mitigate the impacts of the development on the Chesil and Fleet European site

and subject to planning conditions.

B) Refused permission for the reasons set out in the appendix to these minutes if the agreement is not completed by 6 months from the date of committee or such extended time as agreed by the Service Manager for Development Management and Enforcement.

36. **P/FUL/2025/03873 - King George III Statue, The Esplanade, Weymouth, DT4 8DE**

The Conservation and Design Officer presented the application relating to the King George III statue in Weymouth. The proposal was to replace the missing sceptre, which was originally part of the statue when it was listed but was believed to have been removed during the 1970s.

The application was brought to the committee for determination as the statue was owned by Dorset Council. A photograph of the statue was shown, highlighting its prominent position within the town. The statue was set on a tall Portland Stone pedestal and held significant value within the Weymouth Conservation Area.

The proposed replacement sceptre would be as close a replica as possible to the original and the fixings would be similar in style to the original. At this stage, specific plans for the fixings had not been provided.

The proposal was considered to make a positive contribution to the heritage asset and would not impact the setting of neighbouring listed buildings. The principle of the development was deemed acceptable and details of the fixings were to be submitted via condition.

It was proposed by Cllr Bell and seconded by Cllr Northam, that the application be granted as per the officer's recommendation.

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

37. **P/FUL/2025/01060 - Paracademy Kite Surfing Centre, Victoria Square, Portland**

Cllr Simon Christopher left the meeting at 11:41.

The meeting adjourned from 11:41 – 11:48.

The Planning Officer presented the application for the retention of an existing timber-clad building, with alterations to the windows and doors, for mixed use as a drinking establishment and a kitesurfing school.

The location of the site was shown to members and the adjacent car park and skate park were identified. Photographs of the existing building were shown, including views from the car park and skate park. These images illustrated the building both before and after the works were carried out, including the installation of new doors and benches at the rear.

Plans were presented showing the proposed internal layout, with a bar located centrally within the building. Proposed elevations and a 3D illustration of the interior were also shown.

The proposal was considered acceptable in all aspects except for flood risk. A flood risk map of the area was presented, showing that the site fell within Flood Zone 3, with high surface water flooding risk affecting access and egress. The Environment Agency had objected to the application on the grounds of flood risk and had highlighted that the site was at risk from 1 in 200-year wave overtopping.

A search for alternative sites within a one-mile radius had been conducted as part of the sequential tests, but all identified sites were also located within Flood Zone 3. The application also failed the exception test as it was not considered safe for its lifetime. It was concluded that the community benefits of the proposal were limited and did not outweigh the flood risk.

Mr Smith spoke in support of the proposal, as the applicant. He noted that he believed there were substantial community benefits of the application, including providing access to water sports to young people and bringing economic benefits to the area, through hosting events. He also stated that he believed concerns about flood risk could be overcome through the business closing in extreme adverse weather conditions and that the Town Council had lent their support to the proposal.

Officer's provided the following responses to members questions:

- Under National Planning Policy drinking establishments were considered to be higher risk than other forms of recreation, due to the likelihood that people would be consuming alcohol.
- The Environment Agency were a statutory consultee and flood risk experts.
- A condition could be included requiring flood warning and an evacuation strategy, however this wouldn't reduce the risk of flooding and there would still be an issue over the access and egress of the site.
- A condition requiring closure in extreme weather conditions may not be enforceable.

Members considered that a potential suitable solution could be found that would mitigate the flood risk and felt that there were substantial community benefits, in the provision of water sports and hosting of events, as well as the economic benefits that the business would bring to a deprived area.

The meeting adjourned at 12:30 – 12:47 to allow officers to draft a form of wording for the approval of the application.

Members voted to extend the meeting beyond 3 hours.

It was proposed by Cllr O'Leary and seconded by Cllr Bell, that the application be granted subject to the submission of a suitable flood evacuation plan that would be presented at a future committee meeting for approval and submitted within a timeframe of 1 month of the decision.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and the Area Manager for the Southern and Western Team to grant planning permission subject to conditions and the submission of flood evacuation plans within 1 month of the decision with the full wording to be agreed with the Chair of the Western and Southern Area Planning Committee.

38. **Urgent items**

There were no urgent items.

39. **Exempt Business**

There was no exempt business.

40. **Update Sheet**

Decision List

Duration of meeting: 10.00 am - 1.02 pm

Chairman

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Western and Southern Area Planning Committee
Thursday 02 December 2025
Decision List

Application: P/LBC/2025/04317

Application Site: War Memorial, The Esplanade, Weymouth DT4 7RN

Proposal: Install 3 new Portland stone plaques to be fixed to the existing panels of the memorial.

Summary of Recommendation: Grant subject to conditions.

Decision: That listed building consent be granted subject to the following planning conditions.

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

PP-14182156v1 Location Plan

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

3. The works hereby permitted shall be carried out in accordance with the following approved documents:

Proposed Replacement Plaques

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

Informative Notes:

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 was provided with pre-application advice.

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

Application: P/FUL/2025/03447

Application Site: Buckland Campsite Buckland House Buckland House Lane
Buckland Rippers DT3 4FT

Proposal: Use of land as camping site from 1st May to 30th September only, annually, (as an extension to the season permitted by planning permissions WD/D/18/002905 and P/FUL/2021/00928).

Summary of Recommendation:

Recommendation A: Delegate authority to the Service Manager for Development Management and Enforcement and the Area Manager for the Southern and Western Team to grant planning permission subject to the completion of a legal agreement to secure:

- a contribution of £1799.05 to mitigate the impacts of the development on the Chesil and Fleet European site

and subject to planning conditions.

Recommendation B: Refuse permission for the reasons set out below if the agreement is not completed by 6 months from the date of committee or such extended time as agreed by the Service Manager for Development Management and Enforcement:

1. In the absence of a completed and signed s106 agreement the application would fail to provide the relevant financial contribution towards mitigating recreational pressures on the Chesil and Fleet SAC, SPA and RAMSAR, which would arise as a result of the proposed development. As such the development would adversely impact on the internationally important habitats and species at the site. Hence the proposal would be contrary to policy ENV2 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and paragraph 193 of the NPPF.

Decision:

A) That authority be delegated to the Service Manager for Development Management and Enforcement and the Area Manager for the Southern and Western Team to grant planning permission subject to the completion of a legal agreement to secure:

- a contribution of £1799.05 to mitigate the impacts of the development on the Chesil and Fleet European site

and subject to the following planning 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 and Site Plan 171/154/01 A

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

3. The site shall be used for tented camping only and not for motorhomes or caravans. Tents shall only be erected on the land between 1st May and 30th September, inclusive, in any one year. The tented camping shall be occupied for holiday purposes only.

Reason: For the avoidance of doubt and in the interests of the visual amenities of the locality.

4. The development shall be carried out and maintained in accordance with the Flood Risk Assessment & Foul and Surface Water Drainage Details Revision 1.

Reason: In the interests of flood risk.

5. The development hereby approved shall be carried out and maintained in accordance with the approved Biodiversity Mitigation & Enhancement Plan signed by D. Carpendale and dated 7/11/2018, and agreed by the Natural Environment Team on 28/11/2018, unless a subsequent variation is agreed in writing with the Council.

Reason: In the interests of biodiversity mitigation and enhancement.

- B) That the application be refused for the set out below if the agreement is not completed by 6 months from the date of committee or such extended time as agreed by the Service Manager for Development Management and Enforcement:

1. In the absence of a completed and signed s106 agreement the application would fail to provide the relevant financial contribution towards mitigating recreational pressures on the Chesil and Fleet SAC, SPA and RAMSAR, which would arise as a result of the proposed development. As such the development would adversely impact on the internationally important habitats and species at the site. Hence the proposal would be contrary to policy ENV2 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 and paragraph 193 of the NPPF.

Application: P/LBC/2025/03873

Application Site: King George III Statue, The Esplanade, Weymouth DT4 8DE

Proposal: Replace sceptre to King George III Statue.

Summary of Recommendation: Grant subject to conditions.

Decision: That listed building consent be granted subject to the following conditions.

1. The work to which this listed building consent relates must be begun not later than the expiration of three years beginning with the date on which the consent is granted.

Reason: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

PP-14144711v1 Location Plan

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

3. Prior to installation detailed drawings and specifications showing the design, size and fixings of the replacement sceptre shall be submitted to the Local Planning Authority and agreed in writing. Thereafter, the works shall be carried out in accordance with the agreed details.

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

Informative Notes:

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 was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

Application: P/FUL/2025/01060

Application Site: Paracademy Kite Surfing Centre Victoria Square Portland

Proposal: Retain existing building with alterations to windows and doors for mixed use as drinking establishment with food provision and kitesurfing school/shop.

Summary of Recommendation: Refuse.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and the Area Manager for the Southern and Western Team to grant planning permission subject to conditions and the submission of flood evacuation plans within 1 month of the decision with the full wording to be agreed with the Chair of the Western and Southern Area Planning Committee.

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