



WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON MONDAY 8 JUNE 2026

Present: Cllrs Neil Eysenck (Chair), Ryan Holloway (Vice-Chair), Belinda Bawden, Simon Christopher, Peter Dickenson, Paul Kimber, David Northam, Louie O'Leary, Pete Roper and Kate Wheller

Apologies: Cllrs Craig Monks and David Taylor

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

Ann Collins (Area Manager – Western and Southern Team), Joshua Kennedy (Democratic and Governance Officer), Hannah Massey (Lawyer - Regulatory), Robert Parr (Planning Officer), Louis Wicks (Democratic Services Officer Apprentice) and Nicola Yeates (Conservation and Design Officer)

1. Declarations of Interest

Cllr Bawden declared an interest in application P/FUL/2026/00324, due to being a member of the Dorset Wildlife Trust, who were the applicant. They did not take part in the debate or vote for this item.

Cllr Dickenson declared an interest in application P/LBC/2026/01598 due to having sat on the Weymouth Town Council Planning Committee when this application was considered. They did not take part in the debate or vote for this item.

2. Minutes

The minutes of the meeting held on 07 May were confirmed and signed.

3. 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.

4. P/FUL/2026/00324 - Chesil Beach Visitor Centre, Portland Beach Road, Portland, DT4 9XE

The Planning Officer presented the application submitted by the Dorset Wildlife Trust for the erection of a bird viewing building. It was noted that the application had been brought before the Committee as Dorset Council leases the land on which the development was proposed.

The site location was shown on a map, with the application site outlined to the north of the existing Chesil Beach Visitor Centre. A 3D view of the site was provided to illustrate the position of the proposed building in relation to the main visitor centre. Members were shown the proposed site plan, which included the bird viewing building, an access ramp into the building, steps, and an associated bin store.

Proposed elevations were displayed, showing a single sliding door providing access to the main building, which would be clad in vertical timber boarding with a grey roof. The northwest elevation indicated three large viewing windows, while the northeast elevation showed a proposed bird box to contribute towards biodiversity net gain. Street view images of the site from the car park were provided, highlighting the existing bin store and the area where the building would be located, along with views from Portland Beach Road.

The Planning Officer advised that, although the site lay outside the Defined Development Boundary, planning policies supported tourism and educational facilities in such locations. The scale and design of the proposal were considered subordinate to the main visitor centre, and the choice of materials was deemed to complement the surrounding area.

In terms of flood risk, it was noted that a condition would be included requiring an evacuation plan to be implemented in the event of flooding. The proposal was also expected to provide a small economic benefit through tourism.

The Highways Authority had raised no objections to the scheme, noting that access would be via Portland Beach Road, which was the only access route to Portland. Conditions would be imposed to ensure that the development did not cause disruption to this route during construction.

Cllr Bawden left the Council Chamber at 10:13.

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

- The building contained no additional facilities and was only intended for viewing wildlife.
- The location of the bin store was in a similar location to where it was currently located.
- The applicant would be required to submit details of the flood evacuation plan prior to starting work on the site.

It was proposed by Cllr Wheller and seconded by Cllr Kimber that the application be granted.

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

5. P/LBC/2026/01598 - 142 The Esplanade, Weymouth, DT4 7PB

Cllr Bawden returned to the Council Chamber at 10:21.

The Conservation and Design Officer presented the application for the replacement of rear dormer casement-style windows. It was noted that the Listed Building Consent application had been brought before the Committee as the building was owned by Dorset Council.

The site location plan was shown, along with an image of the front of the building. Members were advised that the property formed part of a Grade II listed group, together with other nearby properties, and that No. 142 was situated within a prominent group of buildings in the Weymouth Town Centre Conservation Area.

It was explained that there were various extensions to the rear of the property, as well as a parking area, and that the dormer window in question was located at attic level. The proposal sought to replace the existing casement-style window, which was currently a softwood unit. It was reported that the existing window was in poor condition due to wet rot deterioration and therefore required replacement. The proposed replacement window would match the existing in design, while incorporating double glazing to improve thermal performance.

It was concluded that the proposal would preserve the character and appearance of the Listed Building, as it would not alter its external appearance. As such, there would be no adverse impact on the street scene or the wider conservation area.

Cllr Dickenson left the Council Chamber at 10:28.

In response to questions from members the Conservation and Design Officer confirmed that UPVC windows wouldn't generally be supported for Listed Buildings and that in this case the applicant had applied for a softwood replacement window with double glazing, which was considered acceptable.

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

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

6. Urgent items

There were no urgent items.

7. Exempt Business

There was no exempt business.

Decision List

Duration of meeting: 10.00 - 10.37 am

Chairman

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Western and Southern Area Planning Committee
Monday 08 June 2026
Decision List

Application: P/FUL/2026/00324

Application Site: Chesil Beach Visitor Centre Portland Beach Road Portland DT4 9XE

Proposal: Proposed erection of a Bird and Wildlife Viewing Building along with a Refuse Bin Store

Summary of Recommendation: Grant planning permission subject to conditions.

Decision: That the application be 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 Plan – Dwg no. 25/052/01

Proposed Block Plan – Dwg no. 25/052/02

Proposed Site Plan – Dwg no. 25/052/03 Amendment: A

Bird Hide Proposed Arrangements – Dwg No. 25/052/04 Amendment: A

Sections A:A and B:B – Dwg no. 25/052/05

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

3. Before the development hereby approved commences a Construction Management Traffic Statement must be submitted to and approved in writing by the Planning Authority. This should include:
 - a programme of construction works and anticipated deliveries
 - construction vehicle details (number, size, type and frequency of movement)
 - location of construction site access
 - details of how construction plant and vehicles will, as much as possible, be contained within the site
 - contractors' arrangements (compound, storage, parking, turning, surfacing and drainage), if applicable

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

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 Flood Warning and Evacuation Plan (FWEP), shall be submitted to and approved in writing by the Local Planning Authority. The FWEP shall include details of flood warning arrangements, evacuation procedures, identification of safe refuge areas, and roles and responsibilities for implementation.

The approved FWEP shall thereafter be implemented in full prior to the first use of the development and shall be maintained and adhered to for the lifetime of the development

Reason: In order to safeguard and minimise the risk posed to the building's users from flooding.

5. The development hereby approved shall be carried out and maintained in accordance with the Flood Risk Assessment reference P292/FRA by GWD Consulting Engineers.

Reason: In order to safeguard and minimise the risk of the impacts of flooding.

6. The development shall be carried out strictly in accordance with the biodiversity mitigation, compensation and enhancement strategy set out within the approved EcIA, approved by the Dorset Council Natural Environment Team on 6th March 2026.

No part of the development hereby approved must not be first brought into use unless and until:

- i) the mitigation, compensation and enhancement measures detailed in the approved EcIA have been completed in full, in accordance with any specified timetable; and
- ii) evidence of compliance, including photographic evidence, in accordance with section F of the approved Biodiversity Plan has been supplied to the Local Planning Authority.

The development shall subsequently be implemented entirely in accordance with the approved EcIA and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved EcIA for the lifetime of the development.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

Informatives:

Informative: National Planning Policy Framework Statement

1. In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes 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.

Biodiversity Net Gain

2. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (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 in full in a subsequent informative below.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

- 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).

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

3. 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. The permission which has been granted is for development which is exempt being:

4.1 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).

4.2 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).

4.3 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.

4.4 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).

4.5 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).

4.6 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.

Application: P/LBC/2026/01598

Application Site: 142 The Esplanade Weymouth DT4 7PB

Proposal: Replacement of the rear dormer casement-style windows at roof level

Summary of Recommendation: Grant subject to conditions.

Decision: That the application 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:

AC0000830671 Location plan
3586 Heritage glass casement window elevation
3585 Heritage glass casement window sections

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

3. All new and replacement windows shall have a white finish colour to the external paintwork.

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.

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