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## WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

### MINUTES OF MEETING HELD ON THURSDAY 9 JUNE 2022

**Present:** Cllrs Dave Bolwell, Kelvin Clayton, Susan Cocking, Jean Dunseith, Bill Pipe (Vice-Chairman), David Shortell (Chairman), Sarah Williams, Kate Wheller and John Worth.

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

Lara Atree (Senior Lawyer - Regulatory), Ann Collins (Area Manager – Western and Southern Team), Katrina Trevett (Senior Planning Officer), Denise Hunt (Democratic Services Officer) and John Miles (Democratic Services Officer Apprentice)

**1. Apologies**

Apologies for absence were received from Cllrs Nick Ireland, Paul Kimber and Louie O’Leary.

**2. Declarations of Interest**

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

Cllr Kate Wheller declared that she had not taken part in any discussion when the applications were discussed by Weymouth Town Council on application P/FUL/2022/02016 - Beach Operations Building, Weymouth Beach, The Esplanade, Weymouth or application P/FUL/2022/01910 - Seascape Café, Greenhill Gardens, Weymouth.

**3. Minutes**

The minutes of the meeting held on 5th May 2022 were approved and signed.

**4. 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.

**5. Planning Applications**

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

**6. WD/D/21/000123 - Land South of Fullers, Bridport Road, Broadwindsor**

This application was deferred.

7. **P/FUL/2022/02016 - Beach Operations Building, Weymouth Beach, The Esplanade, Weymouth**

The Committee considered an application for the installation of mural artwork on a printed board. The application was being considered by the Committee as it was on Dorset Council owned land.

The Team Leader presented the application, including an aerial photo of the site and an image of the mural (artwork depicting a post card of Weymouth).

She informed the committee of the main benefits of the mural such as enhanced visual appearance of the area, increased visitor numbers and regeneration of Weymouth, economic benefits, making a blank building more interesting and increased culture.

There were no objections raised for the mural artwork proposal.

*Following the presentation, Cllr John Worth declared that he had not taken part in any prior discussions concerning the proposals as a member of the Board of Weymouth BID.*

Debbie Redding, the Agent, addressed the Committee in support of the proposal.

The committee was given the opportunity to ask questions.

Proposed by Kate Wheller and Seconded by Bill Pipe.

The application was voted in favour unanimously.

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

8. **P/FUL/2022/01910 - Seascape Café, Greenhill Gardens, Weymouth**

The Committee considered an application for the installation of a mural artwork on cladding boards on the side of the Seascape Cafe building located in Greenhill Gardens, Weymouth.

The Team Leader presented the application for a second mural for the Artwork Mural Trail. The presentation included an aerial photograph of the area, an image of the mural, the main challenges and benefits, planning history and the principle of development were also outlined.

She added that this would be implemented on a non-designated heritage asset on timber boards. The mural was a depiction of King George 3<sup>rd</sup> bathing in Weymouth. It was described to the committee as an interpretive artwork, which did not seek to replicate or copy, which aimed to bring vitality and a modern reference to a historic figure.

The Team Leader stated that the Conservation Area would be enhanced and preserved by this mural and that although located in high-risk flood zones, it would be erected on the building away from flooding.

Debbie Redding, the Agent, addressed the Committee in support of the proposal.

The artwork was received positively by the Committee.

The committee was given the opportunity to ask questions.

Proposed by Sarah Williams and Seconded by Jean Dunseith

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

9. **P/FUL/2022/01624 - Weymouth Sea Life Centre, Greenhill, Weymouth**

The Committee considered an application for the demolition of existing external sheds and WC building and construction of a new WC and access ramp.

The Team Leader outlined a presentation including an aerial photograph, details regarding the site, main issues and benefits, planning history and main planning issues.

It was noted that Weymouth Sea Life Centre was very important for the Weymouth area and that the application would be a visual upgrade of the premises. The officer told the committee that the new toilets would be inclusive to disabled people adding a new ramp and new disabled access to the new building. It was also noted that the new WC would have a modest, low-profile roof.

The committee were given the opportunity to ask questions.

Questions were asked regarding the untidy areas around the new WC. There were concerns raised pertaining to only one door to the building, and worries were expressed that this would lead to queues and build up. The Team Leader reassured members that there would be more than one toilet within the facility and it would be better than what was currently at the site.

Proposed by Kate Wheller and Seconded by Susan Cocking

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

10. **Urgent items**

There were no urgent items.

**11. Exempt Business**

There was no exempt business.

**Appendix - Decision List**

**Duration of meeting:** 10.00 - 10.47am

**Chairman**

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## Appendix – Decision List

**APPLICATION NUMBER:** P/FUL/2022/02016

**APPLICATION SITE:** Beach Operations Building Weymouth Beach The Esplanade  
Weymouth

**PROPOSAL:** Installation of Mural Artwork on printed board

**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  
Elevation Plan

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

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:** P/FUL/2022/01910

**APPLICATION SITE:** Seascape Cafe Greenhill Gardens Weymouth

**PROPOSAL:** Installation of Mural Artwork on 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

Elevation and Design

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

### Informative

Informative: National Planning Policy Framework Statement

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- 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:** P/FUL/2022/01624

**APPLICATION SITE:** Weymouth Sea Life Centre Greenhill Weymouth Dorset DT4 7SX

**PROPOSAL:** Demolition of existing external sheds and WC building. Construction of new WC building and access ramp.

**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 22-102-LOC1

Proposed Site Plan SP 22-102-EX-SP-1

Proposed Floor Plans and Elevations 22-102-GA1

Proposed Sections 22-102-S1C

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

3. The external materials to be used for the wall(s) shall be in accordance with those described within the application form and on the approved plans. No development above damp proof course shall be carried out until details of the colour of the roof material 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 ensure a satisfactory visual appearance of the development.

4. Prior to commencement of development details of the proposed surface water drainage scheme and a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall thereafter be implemented in accordance with the approved details and timetable and retained thereafter.

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk.

## Appendix – Decision List

5. 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. 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.

Informative: National Planning Policy Framework Statement

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