

WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 17 NOVEMBER 2022

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

Apologies: Cllrs Susan Cocking and Nick Ireland

Also present: Cllr David Walsh

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

Ann Collins (Area Manager – Western and Southern Team), Hannah Massey (Lawyer - Regulatory), Robert Parr (Planning Officer), Katrina Trevett (Development Management Team Leader), Elaine Tibble (Senior Democratic Services Officer) and Joshua Kennedy (Apprentice Democratic Services Officer)

45. Declarations of Interest

Cllr Williams, Cllr Clayton and Cllr Bolwell declared an interest in item 5a as members of Bridport Town Council. They did not take part in the debate and vote.

Cllr Bolwell also declared an interest in item 5d as he was pre-determined. He did not take part in the debate and vote.

Cllr Wheller declared an interest in items 5b and 5c as a member of Weymouth Town Council. She did not take part in the debate or vote.

Cllr O'Leary was not a member of a Town Council but was a candidate in the election period and governed by the rules of Purdah. He would take this into account but was not pre-determined on any of the applications. He did not take part in the debate and vote on items 5b and 5c.

46. Minutes

The minutes of the meeting held on 13 October 2022 were confirmed and signed as a correct record.

47. Planning Applications

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

Application No: P/FUL/2022/03511 Station Yard Car Park, Station Yard, West Bay, DT6 4EW

- a) Cllrs Williams, Bolwell and Clayton left the room and did not take part in the debate and vote.

The Planning Officer presented the report which proposed the erection of a disabled changing room extension to existing public toilets. The application had been brought to committee under the Scheme of Delegation as Dorset Council was the landowner.

The proposed plan was to provide wheelchair accessible toilet/shower facilities in an extension to the existing building. Matching materials would be used to ensure the extension would not overpower the site or setting in general and would be in keeping with the character of the location.

The application was considered to be an enhancement of local facilities in the community, the key issues were highlighted and the recommendation was to grant permission.

Proposed by Cllr O'Leary, seconded by Cllr Dunseith

Decision: that the application was granted subject to the conditions outlined in the appendix to these minutes.

Application No: P/FUL/2022/04600 Beach Control Office, The Esplanade, Weymouth, Dorset, DT4 7AN

- b) Cllr O'Leary and Cllr Wheller left the room and did not take part in the debate and vote.

The Planning Officer presented the application for the installation of two roof mounted solar arrays on the south and west facing roof slopes of the Beach Control Office. The application had been brought to committee under the Scheme of Delegation as Dorset Council was the landowner.

Members were shown slide presentations of aerial photos showing the location of the site in relation to the road and beach, the street scene, the existing room plan and the two elevations where the solar rays were proposed.

The application was considered to offer an improvement to the community facility and provide a small contribution towards reducing carbon emissions.

Proposed by Cllr Pipe, seconded by Cllr Kimber.

Decision: that the application was granted subject to the conditions outlined in the appendix to these minutes.

Application No: P/FUL/2022/04176 Lodmoor Country Park, Main Car and Coach Park (public toilets) Greenhill, Weymouth, DT4 7SX

- c) Cllr O'Leary and Cllr Wheller remained outside of the council chamber and did not take part in the debate and vote.

The Planning Officer presented the application for the installation of 15 panel roof mounted solar arrays on the public toilets in Lodmoor Country Park. The application had been brought to committee under the Scheme of Delegation as Dorset Council was the landowner.

In summarising, the proposal was considered an enhancement to the local community building and would be more sustainable. The recommendation was to grant.

Proposed by Cllr Worth, seconded by Cllr Kimber

Decision: that the application was granted subject to the conditions outlined in the appendix to these minutes.

Application No: P/RES/2022/03490 Land south of Langdon Green, Marrowbone Lane, Bothenhampton, Bridport, DT6 4BU

- d) Cllr Bolwell left the room and did not take part in the application as he had declared pre-determination of the item.

The Development Management Team Leader presented the report for the erection of 1 dwelling with access (reserved matters application to determine appearance, landscaping, layout and scale following the grant of outline planning permission number WD/D/20/002660).

Amended plans had reduced the height of the dwelling and overcome initial concerns regarding scale & bulk. The site section drawing demonstrated that the new dwelling would follow the rhythm of properties stepping 'down' the slope without needing to adhere to a bungalow design format. The new dwelling would feature traditional materials (natural stone, brick, coloured render). As such, the proposal would sit in harmony with the site & surrounding area.

In terms of AONB impact and concerns by Bothenhampton Town Council, the principle of development had already been established with outline planning permission granted. The Development Management Team Leader drew the committee's attention to a neighbouring property chalet bungalow which was slightly higher than the proposed application and pointed out how the hillside mitigated the impact of the sense of prominence.

Oral representation was received from Simon Ludgate the agent for the application in support of the application.

In response to member questions the Planning Officers confirmed that the height and scale of the proposed building had not been determined at outline stage, so was within the gift of the committee to have full control over the scale, height, appearance and other reserved matters.

Proposed by Cllr O'Leary, seconded by Cllr Pipe

Decision: that the application was granted subject to the conditions

outlined in the appendix to these minutes.

Application No: P/ADV/2022/05237 116 The Esplanade, Weymouth, Dorset, DT4 7EJ

- e) The Development Management Team Leader presented the application for the installation of 1no. illuminated hanging box sign and 1no. bump top sign

The application had been brought to committee under the Scheme of Delegation as the building to which the application related was leased from Dorset Council and therefore the site was Council owned land.

The Development Management Team Leader advised that the proposed signage and illumination were in keeping with the character of the area and the neighbouring properties within the terrace. Many of those having similar signage. It was considered acceptable on the Grade II listed building and would cause no harm to the landscape or heritage assets.

The application together with the Listed Building Consent at item 5f was recommended to grant.

Proposed by Cllr O'Leary, seconded by Cllr Wheller

Decision: that the application was granted subject to the conditions outlined in the appendix to these minutes.

Application No: P/LBC/2022/05238 116 The Esplanade, Weymouth, Dorset, DT4 7EJ

- f) This application for listed building consent (in relation to item 5e) was before Planning Committee because the building to which the application relates was owned by Dorset Council and let to the applicant.

Proposed by Cllr O'Leary, seconded by Cllr Wheller

Decision: that the application was granted subject to the conditions outlined in the appendix to these minutes.

Application No: P/FUL/2022/05448 The Boat, DSK2 Kiosk opposite 41-42 The Esplanade, Weymouth

- g) The Development Management Team Leader presented the application for a proposed decking extension area over the beach. The application had been brought to committee under the Scheme of Delegation as Dorset Council was the landowner.

Members were presented with slides detailing the aerial view of the site and the current decking in place and steps leading to the beach.

Concerns raised by the Conservation Officer had been noted but in weighing up the planning balance the Development Management Team Leader did not consider that the proposal would cause any damage to the conservation area. The key issues were highlighted and the recommendation was to grant.

Members discussed the opportunity of including a ramp for wheelchair users to link the current decking area to the new decking at beach level. On reflection and having regard to the limited space within the development boundary it was not considered necessary as part of this scheme. There were ramps onto the beach provided by Weymouth Town Council already in situ to enable access to the beach and the existing area of decking could be accessed by wheelchair users. The addition of a ramp to the application site would reduce the space available for seating to an extent that the extension may not be worthwhile. Cllr Kimber requested that his concern to not include a ramp be minuted.

Proposed by Cllr Wheller, seconded by Cllr O'Leary

Decision: that the application was granted subject to the conditions outlined in the appendix to these minutes.

48. Urgent items

There were no urgent items.

49. Exempt Business

There was no exempt business.

Duration of meeting: 9.30 - 10.55 am

Chairman

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