

## WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

### MINUTES OF MEETING HELD ON THURSDAY 12 DECEMBER 2024

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

**Apologies:** Cllr Paul Kimber

**Also present:** Cllr Shane Bartlett

**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), John Miles (Democratic Services Officer), Robert Piggot (Planning Officer), Matthew Pochin-Hawkes (Lead Project Officer) and Steven Tapscott (Senior Planning Officer)

45. **Declarations of Interest**

Cllr Northam declared an interest in application P/FUL/2024/02884 and did not take part in the consideration of that item.

46. **Minutes**

The minutes of the meeting held on 03 October 2024 were confirmed and signed.

47. **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.

48. **Application 1/D/11/002012 South West Quadrant, St Michaels Trading Estate, Bridport**

The Development Management Area Manager provided members with the following update, which related to all applications on the agenda:

- The revised NPPF was set to be published on the day of the meeting, so the recommendation for each application was adjusted to allow the application to be determined under delegated powers, so that if there were any relevant changes in the NPPF, the application could be brought back to the Western and Southern Area Planning Committee and if there weren't any relevant changes agreement could be sought from the chair and the

application determined by the Head of Planning or Service Manager for Development Management and Enforcement.

With the aid of a visual presentation including plans and aerial photographs, the Lead Project Officer identified the site and explained the proposal and relevant planning policies to members. It was explained that the application was returning to the committee for determination following suggested changes to planning conditions in light of information published this year by the Council in respect of flood risk.

The location of the application site was shown to members and nearby listed buildings and non-designated heritage assets were outlined. Photographs of the site and surrounding area were also provided, to give members an indication of the current condition of the site. The Lead Project Officer detailed the proposal, which included the demolition of buildings on the site and the construction of new buildings for commercial and residential use.

The key planning issues were summarised for members and the Lead Project Officer explained that the applicant had submitted a flood risk assessment to ensure the buildings would be safe for their lifetime and several of the changed planning conditions related to the flood risk assessment. The planning conditions were shown and the changes to the previously approved application were highlighted.

There were no public speakers.

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

- There was not currently a named provider for the affordable housing.
- A reduced affordable housing contribution of 15% had been agreed following a viability assessment that had identified some abnormal costs on the site.
- It had been negotiated with the applicant, to provide a higher number of affordable homes in a substandard distribution, resulting in 14 affordable homes being located in the same part of the site.
- Two non-designated heritage assets within the site were set to be demolished and a balancing exercise was carried out, which concluded that the loss of the non-designated heritage assets was acceptable given the benefits of the proposal.

Proposed by Cllr O'Leary and seconded by Cllr Wheller.

Decision:

A: That authority be delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to grant subject to the completion of a S106 Legal Agreement with the following heads of terms:

- 1) 14 affordable dwellings (a minimum of 70% social / affordable rent and a maximum of 30% intermediate affordable housing) to be provided in

accordance with an agreed Affordable Housing Scheme with the phasing of 1/D/11/002012 and WD/D/16/002852 interlinked via a phasing plan in the Section 106 Agreement based broadly on Phasing Plan Ref. SM1 Rev A received April 2023 and Phasing Breakdown dated June 2022;

- 2) Agreement and subsequent implementation of an "Employment Buildings Refurbishment Scheme", (based broadly upon Appendix C Regeneration of Commercial Estate of the Design and Access Statement submitted in support of the application) with the phasing of 1/D/11/002012 and WD/D/16/002852 interlinked via a phasing plan in the Section 106 Agreement based broadly on Phasing Plan Ref. SM1 Rev A received April 2023 and Phasing Breakdown dated June 2022;

And subject to planning conditions set out in the appendix to these minutes and if the revised NPPF has been published prior to the issuing of the planning decision not to issue the planning decision unless and until officers have agreed with the chair of the Western and Southern Area Planning Committee that there are no changes in the revised NPPF which could have led to members reaching a materially different conclusion on the application.

B: That authority be delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to refuse planning permission for the reasons set out below if the S106 Legal Agreement is not completed by 12 June 2025 (6 months from the date of committee) or such extended time as agreed by the Head of Planning and the Service Manager for Development Management and Enforcement:

- 1) In the absence of a satisfactory completed legal agreement to secure affordable housing and an employment buildings refurbishment scheme, the development would be contrary to Policies HOUS1 and BRID5 of the West Dorset, Weymouth and Portland Local Plan (2015) and Policies H1, H2 and COB4 of the Bridport Neighbourhood Plan.

49. **Application WD/D/16/002852 Lilliput Buildings adjoining 40 St Michael's Lane, St Michaels Estate, Bridport, DT6 3TP**

With the aid of a visual presentation including plans and aerial photographs, the Lead Project Officer identified the site and explained the proposal and relevant planning policies to members.

Details of the proposed development were provided, which included the construction of 9 2-bedroom flats for residential use. There had been a slight reduction in total floor space compared to the previous application but an improvement in the useability of the space. The floor plans and elevations of the proposed development were shown, to give an indication of the scale and design of the proposed building. It was explained that the design of the proposed building took inspiration from the existing listed buildings and non-designated heritage assets in the area.

The key issues were summarised and the planning conditions were shown to members, with the changes highlighted.

There were no public speakers.

In response to a question from one member the Lead Project Officer explained that the viability assessment of the site had been conducted to include both applications together.

Proposed by Cllr O'Leary and seconded by Cllr Wheller.

Decision:

A: That authority be delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to grant subject to the completion of a S106 Legal Agreement with the following heads of terms:

- 1) 14 affordable dwellings (a minimum of 70% social / affordable rent and a maximum of 30% intermediate affordable housing) to be provided in accordance with an agreed Affordable Housing Scheme with the phasing of 1/D/11/002012 and WD/D/16/002852 interlinked via a phasing plan in the Section 106 Agreement based broadly on Phasing Plan Ref. SM1 Rev A received April 2023 and Phasing Breakdown dated June 2022;
- 2) Agreement and subsequent implementation of an "Employment Buildings Refurbishment Scheme", (based broadly upon Appendix C Regeneration of Commercial Estate of the Design and Access Statement submitted in support of the application) with the phasing of 1/D/11/002012 and WD/D/16/002852 interlinked via a phasing plan in the Section 106 Agreement based broadly on Phasing Plan Ref. SM1 Rev A received April 2023 and Phasing Breakdown dated June 2022;

And subject to planning conditions set out in the appendix to these minutes and if the revised NPPF has been published prior to the issuing of the planning decision not to issue the planning decision unless and until officers have agreed with the chair of the Western and Southern Area Planning Committee that there are no changes in the revised NPPF which could have led to members reaching a materially different conclusion on the application.

B: That authority be delegated to the Head of Planning and the Service Manager for Development Management and Enforcement to refuse planning permission for the reasons set out below if the S106 Legal Agreement is not completed by 12 June 2025 (6 months from the date of committee) or such extended time as agreed by the Head of Planning and the Service Manager for Development Management and Enforcement:

- 1) In the absence of a satisfactory completed legal agreement to secure affordable housing and an employment buildings refurbishment scheme, the development would be contrary to Policies HOUS1 and BRID5 of the

West Dorset, Weymouth and Portland Local Plan (2015) and Policies H1, H2 and COB4 of the Bridport Neighbourhood Plan.

50. **Application P/FUL/2024/02884 Redlands Community Sports Hub  
Dorchester Road Weymouth DT3 5AW**

With the aid of a visual presentation including plans and aerial photographs, the Lead Project Officer identified the site and explained the proposal and relevant planning policies to members. The application had come to the committee for determination because Dorset Council was the landowner.

Plans showing the existing layout of the site were shown, as well as photographs of the site from various viewpoints. Members were also shown a plan of the proposed works, which included upgraded floodlights, refurbishing the existing artificial grass pitch, the construction of a maintenance building and spectator area, a pedestrian walkway around the perimeter of the site and an overflow car park.

The key planning issues were summarised and the development was considered acceptable. There had been an objection from a nearby resident on amenity grounds, however due to the nearest residents living approximately 70 meters away and the upgraded floodlights, there was not considered to be an issue with neighbouring amenity.

Public representation was received from Mr Kimberley, who represented the applicant. He noted the important charity work conducted by Active Dorset and explained that improved facilities in the area would help people from different backgrounds to access sports facilities.

Cllr Northam spoke as the local Ward Member for the application, noting the importance of the sports centre to the local community and he welcomed the addition of an overflow car park to help with congestion in nearby residential streets.

Cllr Northam left the Council Chamber at 11:17.

Proposed by Cllr Christopher and seconded by Cllr Shortell.

Decision:

That authority be delegated to the Head of Planning and Service Manager for Development Management and Enforcement to approve the application subject to planning conditions set out in the appendix to these minutes and if the revised NPPF has been published prior to the issuing of the planning decision not to issue the planning decision unless and until officers have agreed with the chair of the Western and Southern Area Planning Committee that there are no changes in the revised NPPF which could have led to members reaching a materially different conclusion on the application.

51. **Application P/FUL/2024/04683 Bus Shelter Dorset Mount Pleasant Park  
And Ride Link Road To Park And Ride Weymouth DT3 5GD**

Cllr Northam returned to the Council Chamber at 11:19.

With the aid of a visual presentation including plans and aerial photographs, the Senior Planning Officer identified the site and explained the proposal and relevant planning policies to members. Members were informed that the proposal was for the relocation of a temporary wooden workshop and erection of a cabin to be used as a reception area. The application had come to the committee for determination because Dorset Council was the landowner.

Members were informed of the planning history of the site and that the site had temporary permission that ran until January 2028. Photographs of the site were provided, as well as a site plan.

The key planning issues were summarised and there were not considered to be an issues, given the minor changes proposed and the existing temporary permission.

There were no public speakers.

Proposed by Cllr Wheller and seconded by Cllr O'Leary.

Decision: That authority be delegated to the Head of Planning and Service Manager for Development Management and Enforcement to approve the application subject to planning conditions set out in the appendix to these minutes and if the revised NPPF has been published prior to the issuing of the planning decision not to issue the planning decision unless and until officers have agreed with the chair of the Western and Southern Area Planning Committee that there are no changes in the revised NPPF which could have led to members reaching a materially different conclusion on the application.

52. **Application P/FUL/2024/06068 Weymouth Beach South West of The Pier Bandstand Opposite The Prince Regent Hotel**

The Planning Officer presented the application for the siting of a mobile sauna unit and ancillary shed. The location of the site was outlined and photographs of the site and surrounding area were shown. The Planning Officer highlighted the listed buildings and heritage assets that were near to the application site.

It was explained that the site fell within the Defined Development Boundary and Weymouth Conservation Area, as well as flood zones 2, 3 and 3a. The key planning issues were summarised and the development was considered acceptable in terms of design and visual amenity. A flood risk plan had been submitted and due to the mobile nature of the sauna there were no concerns over flood risk.

The Planning Officer provided the following responses to member's questions:

- The steps and ancillary shed would also be removed, when the sauna was not in use outside of the winter months.
- The Environmental Health team had considered the application and determined there would be no risk to public health.

- An informative could be included to state that the applicant should confer with Weymouth Town Council on appropriate operating times around Remembrance Sunday due to the close proximity to the Cenotaph.

Members were in agreement about adding an informative encouraging the applicant to liaise with Weymouth Town Council about operating hours during remembrance services.

Proposed by Cllr Wheller and seconded by Cllr O’Leary.

Decision: That authority be delegated to the Head of Planning and Service Manager for Development Management and Enforcement to approve the application subject to planning conditions set out in the appendix to these minutes and if the revised NPPF has been published prior to the issuing of the planning decision not to issue the planning decision unless and until officers have agreed with the chair of the Western and Southern Area Planning Committee that there are no changes in the revised NPPF which could have led to members reaching a materially different conclusion on the application.

**53. Urgent items**

There were no urgent items.

**54. Exempt Business**

There was no exempt business.

**Decision List**

**55. Update Sheet**

**Duration of meeting:** 10.00 am - 12.01 pm

**Chairman**

.....