

WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 23 JANUARY 2025

Present: Cllrs Dave Bolwell (Chair), Neil Eysenck (Vice-Chair), Louise Bown, Simon Christopher (Left the meeting at 11:06), Paul Kimber, Craig Monks, Pete Roper, David Shortell and Kate Wheller

Apologies: Cllrs Belinda Bawden, David Northam and Louie O'Leary

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

Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Susan Hetherington (Engineer (Development Liaison)), Joshua Kennedy (Democratic Services Officer), John Miles (Democratic Services Officer) and Matthew Pochin-Hawkes (Lead Project Officer)

56. Declarations of Interest

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

57. Minutes

The minutes of the meeting held on 12 December 2024 were confirmed and signed.

58. 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.

59. P/FUL/2024/05538 Weymouth Harbour Weymouth DT4 8AJ

With the aid of a visual presentation including plans and aerial photographs, the Lead Project Officer identified the site and explained the proposal, which consisted of the replacement and strengthening of harbour walls in Weymouth, along with associated works. It was explained that this application was being made by Dorset Council and related to works above the mean high water mark and that any works below this point were being considered in a separate application by the Marine Management Organisation.

The designations of the site were listed, the site fell within the Defined Development Boundary and the Weymouth Conservation Area. The nearby heritage assets were also outlined and included the Devonshire buildings, Nothe Fort, the railings and the pleasure pier sign.

The proposed landscaping plan was shown to members, indicating where the new footpath and cycle path would be installed as well as the two areas of open space.

The proposed plans were displayed and the Lead Project Officer outlined where the height of the walls would change in comparison to the current harbour walls. Although the higher walls would result in a loss of views in some parts of the wall, it was considered that the benefits of replacing the damaged walls outweighed the loss of views.

Public representation was received from Mr España, who spoke on behalf of the applicant. He noted the importance of replacing the walls in ensuring that the area was protected from flood risk and that the new walls would have an approximate lifespan of 75 years. In addition, the landscaping works would help to improve the visual amenity of the area. Weymouth Town Council and Weymouth Civic Society had also expressed support for the application.

The Lead Project Officer provided the following responses to members questions:

- The application was considered separate to the Weymouth Regeneration Project and would only impact a small area compared to the whole regeneration scheme.
- A small section of the walls would be higher, limiting views over the harbour, however this was considered acceptable, due to the significant benefits of replacing the walls.
- The railings were a non-designated heritage asset and the applicant was encouraged to retain them where possible, however it was not considered reasonable to mandate the retention of the railings.

Members were given the opportunity to debate the merits of the application. Several members expressed concern about the removal of the historic railings and replacing them with railings in a different style, however recognised the necessity of replacing the failing walls.

Proposed by Cllr Wheller and seconded by Cllr Kimber.

Decision: That authority be delegated to the Head of Planning and Service Manager for Development Management and Enforcement to grant planning permission subject to:

1. receiving written confirmation from the Marine Management Organisation that the parallel marine licencing application secures appropriate mitigation and compensation for marine ecology; and
2. the planning conditions outlined in the appendix to these minutes.

60. **P/FUL/2024/02116 Tyre and Exhaust Centre Westwey Road Weymouth DT4 8SU**

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 was for the demolition of an existing car garage and the construction of 7 new dwellings.

The application site fell within the Defined Development Boundary and the Weymouth Town Centre Conservation Area and most of the site fell within Flood Zone 1, apart from the access, which was in Flood Zones 2 and 3.

Photographs of the site and surrounding area were provided. The proposed plans were shown to members, which gave details of the 7 dwellings and associated landscaping and highways works.

It was explained that the Dorset Council Highways team had objected to the application, due to concerns that the narrowing of the road would lead to potential traffic incidents and the reduction of the foot way from 2m to 1.5m was not considered acceptable.

The application was considered acceptable in principle; however the access of the site fell within Flood Zones 2 and 3, meaning in the event of a flood, residents could be unable to escape and emergency vehicles would be unable to enter the site. Therefore, officers considered that the application was not acceptable on the grounds of flood risk.

Public representation was received from Miss Chang, the agent for the application, who noted that the proposal would provide much needed housing to the centre of Weymouth and would redevelop contaminated land. It was explained that the Environment Agency would be able to send out a notification to residents alerting them to flooding in the area, so there would be time for residents to evacuate.

The Lead Project Officer clarified that they were not satisfied with the reliance on the flooding alerts issued by the Environment Agency, as there was no guarantee these would be issued within daylight hours or with enough warning to allow residents to evacuate.

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

- The application site was allocated for mixed use development and the proposal was in line with the allocation.
- The road within the site hadn't been offered for adoption by Dorset Council and would remain a private road, with the responsibility of maintenance remaining with the landowners.
- Landscaping conditions would cover the maintenance of public areas.

Members expressed concerns over highways issues and the potential safety issues in the event of a flood.

Proposed by Cllr Wheller and seconded by Cllr Shortell.

Decision: That authority be delegated to the Head of Planning and Service Manager for Development Management and Enforcement to refuse the application for the reason set out in the appendix to these minutes, subject to no comments or no adverse comments, that include material planning considerations, being

received from third parties by 29th January 2025 (due to notification to landowner in respect of extension of application area during the course of the application).

61. **Urgent items**

There were no urgent items.

62. **Exempt Business**

There was no exempt business.

63. **Update Sheet**

Decision List

Duration of meeting: 10.00 - 11.56 am

Chairman

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