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WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 3 APRIL 2025

Present: Cllrs Dave Bolwell (Chair), Neil Eysenck (Vice-Chair), Belinda Bawden, Louise Bown, Simon Christopher, Paul Kimber, Craig Monks, David Northam, Pete Roper and Kate Wheller

Apologies: Cllrs Louie O'Leary and David Shortell

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

Marianne Ashworth, Ann Collins (Area Manager – Western and Southern Team), Joshua Kennedy (Democratic Services Officer), John Miles (Democratic Services Officer) and Nicola Yeates (Conservation and Design Officer)

75. Apologies

Apologies for absence were received from Cllr Louie O'Leary and David Shortell.

76. Declarations of Interest

Cllr Wheller declared an interest in item 7 and considered herself to be pre-determined on the application and did not take part in the debate or vote.

77. Minutes

The minutes of the meeting held on 27 February 2025 were confirmed and signed.

78. 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.

79. P/FUL/2022/02899 - Wintergreen Barn Higher, Meerhay Farm Access Road, Meerhay, Dorset, DT8 3SB

The Chair deferred the application until a later a meeting because a new issue had arisen regarding surface water flooding on the site, which needed to be considered before a decision could be made.

80. P/FUL/2024/06137 - Car Park 27 Surrey Close, Granby Industrial Estate, Chickerell

With the aid of a visual presentation including plans and aerial photographs, the Planning Officer identified the site and explained the proposal, which consisted of the extension of a car park.

The existing and proposed site plans were shown to members and the new boundary of the car park was identified on the plans. Photographs of the site from various viewpoints were also provided.

The key constraints were identified and the flood risk throughout the site was explained. The access to the site partially fell within a 1 in 30 year risk of surface water flooding, however the Lead Local Flood Authority had raised no objections subject to conditions.

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

- Standard tarmac was proposed to be used for the surface of the car park, rather than a semi-permeable surface.
- The location of the tree that was proposed to be removed was identified on a plan of the site.
- The application was subject to a requirement for bio-diversity net gain and met this through an off-site contribution as there was not the capacity to achieve this on-site.
- No discussions had taken place with other departments within Dorset Council about the potential development of the land north of the application site.
- A soakaway was proposed to be used for surface water drainage and it was required by condition that appropriate plans be submitted, should the application be granted.

Having had an opportunity to debate the merits of the application several members raised issue about the surface water drainage on the site, as they were concerned that the additional hard surfacing could potentially overwhelm the current drainage system, resulting in flooding on the site. The proposer and seconder agreed to change the wording of the drainage condition set out within the officer's report to ensure that the surface water drained into a soakaway.

It was proposed by Cllr Northam and seconded by Cllr Wheller to grant permission, with the suggested changes to condition 5 of the report.

Decision: That authority be delegated to the Service Manager for Development Management and Enforcement and the Area Manager of the Southern and Western Team (Development Management) to grant planning permission subject to planning conditions and subject to amending the wording of condition 5 to include reference to the use of a soakaway, with the amended wording to be first agreed with the Chair of the committee.

81. **P/LBC/2024/07511- Weymouth Town Bridge, St Thomas Street, Weymouth, DT4 8AW**

The Conservation and Design Officer presented the application for Listed Building Consent for works on Weymouth Town Bridge. The application had come to the

committee for determination because Dorset Council owned the structure which it related to.

The location of the site was outlined and it was explained that following regular inspections areas of the metalwork on the bridge had been identified as being in need of repair.

The proposal sought to carry out these repairs and although there would be a loss in historic fabric in some cases, it was not considered that there would be any harm to the character of the area and the public benefit of maintaining the bridge was seen to outweigh any loss of historic fabric.

The Conservation and Design Officer provided the following responses to members questions:

- If the works were not carried out then the corrosion would likely spread and impact the bridge further.
- The fittings for the panels would need to be altered to allow them to be removed and reinstalled, which would result in some loss of historic fabric.
- The panels would be removed from the bridge and repaired off-site.

Members were in agreement that there were significant benefits of the proposal and raised no issues with the application.

It was proposed by Cllr Monks 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.

82. **Urgent items**

There were no urgent items.

83. **Exempt Business**

There was no exempt business.

84. **Update Sheet**

Decision List

Duration of meeting: 10.00 - 10.53 am

Chairman

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