

WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON THURSDAY 12 JUNE 2025

Present: Cllrs Dave Bolwell (Chair), Neil Eysenck (Vice-Chair), Matt Bell, Simon Christopher, Paul Kimber, Craig Monks, David Northam, Louie O'Leary, Pete Roper and David Shortell

Apologies: Cllrs Belinda Bawden and Kate Wheller

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

Bob Burden (Senior Planning Officer), Ann Collins (Area Manager – Western and Southern Team), Philip Crowther (Legal Business Partner - Regulatory), Paul Eastwood (Engineer (Development Liaison)), Joshua Kennedy (Democratic Services Officer), Kathryn Melhuish (Conservation and Design Team Leader), Robert Parr (Planning Officer) and Megan Rochester (Senior Democratic Services Officer) and Steve Tapscott (Senior Planning Officer)

1. Declarations of Interest

Cllrs Matt Bell and David Northam declared an interest in item 5, due to having sat on the Weymouth Town Council meeting where the application was considered and therefore did not take part in the debate or vote.

2. Minutes

The minutes of the meeting held on 8 May 2025 were confirmed and signed.

3. 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.

4. P/OUT/2022/06846 - Colwell Shopping Centre, School Street, Weymouth, Dorset, DT4 8NJ

Cllr Bell left the Council Chamber 10:05.

With the aid of a visual presentation including plans and aerial photographs, the Senior Planning Officer identified the site and explained the proposal, which consisted of the demolition of a former shopping centre and the erection of a hotel and associated works.

The proposed plans were shown to members and it was explained that parts of the site fell within flood zone 3, therefore the floor level had been raised in response to comments from the Environment Agency and Lead Local Flood Authority. There would also be staff present on site at all times to alert guests in the event of a flood and a Flood Evacuation Plan was to be conditioned.

The proposed elevations were provided, showing a traditional design on the front elevation to be in keeping with the surrounding area. Members were also shown photographs of the building in its current state and in relation to the nearby residential dwellings and listed buildings.

It was not considered that there would be a harmful level of overlooking on the nearby residential properties and a contribution of approximately £14,310 was required to mitigate against the ecological impact of the development.

Cllr Northam left the room at 10:25.

Officers provided the following responses to members questions:

- It was understood that the commemorative plaque was to be retained on the front elevation of the building.
- As the new usage of the site would include sleeping accommodation greater weight was given to flood risk compared to its previous use as a shopping centre.
- Members would require a justifiable planning reason, if they were to impose a condition restricting the number of days a guest could stay in the hotel for.

Several members expressed support for the application, noting that it would replace an eyesore in the town centre with a modern development, although there was a concern about the lack of parking provision.

It was proposed by Cllr Eysenck and seconded by Cllr Kimber, that the application be granted.

Decision:

- A) That authority be delegated to the Service Manager for Development Management and Enforcement and the Development Management Area Manager Southern and Western Team to grant planning permission subject to the condition set out in the appendix to these minutes and the completion of a satisfactory planning obligation under s106 of the Town and Country Planning Act 1990 in a form to be agreed by the legal services manager to secure the following:
 1. £14,310.66 (index-linked) as a contribution for the mitigation of recreational pressures on the Chesil and Fleet European site.
- B) Refuse permission for the reasons set out in the appendix to these minutes if the legal agreement is not completed by 6 months from the date of committee or such extended time as agreed by the Service Manager for Development Management and Enforcement.

5. **P/FUL/2024/06334 - Abbotswell, Lyme Road, Uplyme, DT7 3TJ**

The item was deferred for technical reasons.

6. **P/VOL/2025/01557 - 4 & 5 Bedford Terrace, Long Bredy, DT2 9HW**

Cllr Bell and Cllr Northam returned to the Council Chamber at 10:45.

The Conservation and Design Officer presented the application for a variation of condition to improve the layout of the ground and first floor of two cottages. The application had come to committee for determination because one of the owners of the properties was a Dorset Council employee in the Development Management Service.

With the aid of site plans, photographs and floor plans, the details of the application were explained to members. It was considered that the proposed alterations were modest and would not cause harm to the street scene or Long Bredy Conservation Area.

It was proposed by Cllr O'Leary 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.

7. **P/VOC/2025/01606 - Uplyme Road Business Park, Uplyme Road, Lyme Regis**

The Senior Planning Officer presented the application for a variation of condition on a development consisting of 13 storage units. The application site was highlighted on a map of the area and photographs showing the current stage of development of the site were provided.

A plan of the previously approved layout and the proposed layout was shown to members and the change, that related to the location of the toilet block, was identified on the plan. There were not considered to be any adverse impacts from the proposed change.

It was proposed by Cllr Kimber and seconded by Cllr Monks, that the application be approved.

Decision: That the application be approved subject to the conditions set out in the appendix to these minutes.

8. **P/FUL/2025/01232 The Lower Site Uplyme Road, Lyme Regis**

Cllr O'Leary left the Council Chamber at 10:59.

With the aid of a visual presentation including plans and aerial photographs, the Senior Planning Officer identified the site and explained the proposal, which was the change of use of a building from storage to industrial use.

The unit was proposed to be used by a water cutting business as a secondary site location and the permission would be limited to use by such companies in order to protect neighbouring amenity in the future, should a different business occupy the unit. There was also a condition included to limit the number of deliveries and collections to 4 trips per week within set hours, in order to protect neighbouring amenity.

It was proposed by Cllr Northam and seconded by Cllr Christopher, that the application be approved.

Decision: That the application be approved subject to the conditions set out in the appendix to these minutes.

9. **Urgent items**

There were no urgent items.

10. **Exempt Business**

There was no exempt business.

11. **Update Sheet**

Decision List

Duration of meeting: 10.00 - 11.13 am

Chairman

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