

Cabinet – 11 November 2025

Statements from the Public

Statement from Phil Say, Director of Weymouth Pavilion

My name is Phil Say and I'm a Director of Weymouth Pavilion CIC. My statement refers to agenda item 11 – Weymouth 2040 and a proposal for a pub/restaurant with rooms to be cited on the Weymouth peninsula between the Pavilion and the Roundhouse B&B.

I struggle to believe that in these times of poor financial security, with the threat of rising taxes and business costs, Dorset Council are considering the proposal of a new 'Pub with rooms' adjacent to Weymouth Harbour. The pub will not only compete directly with existing hotels, guesthouses and pubs but will also have a severe financial impact to Weymouth Pavilion. The Pavilion cannot compete with the buying power of a large chain, yet still will be forced to match or beat their prices to not lose custom. The suggested location of the structure, adjacent to the theatre load in facility, will result in noise complaints and a possible restriction of operations. The loading in and out of equipment takes place at unsociable times and large vehicles arrive and depart at all times of the day and night.

It was my understanding that the redevelopment of the peninsula would take place as a whole, with an overall plan for the site, but this proposal of a 'pub with rooms' would suggest that the site is now to be offered piecemeal. This proposal suggests to me desperation to accept any offer made, with complete disregard to a coherent plan or existing businesses.

The 'gap' between the Pavilion and Devonshire Buildings was intentional to negate any disturbances from the operation of an entertainment venue. I believe that this 'gap' is also protected to maintain the view of the Georgian Seafront from the Nothe as mentioned in the Weymouth Town Centre Masterplan and various other documents over the past few decades.

The artists drawing shows the new construction to be on the old railway lines, restricting access to the recently constructed fish landing stage and facilities and would also hinder access for deliveries and emergency access to the rear of the Pavilion.

I fail to visualise exactly where a 14,355 sq ft building would fit adjacent to the Pavilion, let alone its own dedicated parking area.

In summary, while I support the regeneration of the peninsula, I cannot back this single proposal of a 'pub with rooms' – I think that it is the wrong thing in the wrong place.