

WESTERN AND SOUTHERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON MONDAY 8 JUNE 2026

Present: Cllrs Neil Eysenck (Chair), Ryan Holloway (Vice-Chair), Belinda Bawden, Simon Christopher, Peter Dickenson, Paul Kimber, David Northam, Louie O'Leary, Pete Roper and Kate Wheller

Apologies: Cllrs Craig Monks and David Taylor

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

Ann Collins (Area Manager – Western and Southern Team), Joshua Kennedy (Democratic and Governance Officer), Hannah Massey (Lawyer - Regulatory), Robert Parr (Planning Officer), Louis Wicks (Democratic Services Officer Apprentice) and Nicola Yeates (Conservation and Design Officer)

1. Declarations of Interest

Cllr Bawden declared an interest in application P/FUL/2026/00324, due to being a member of the Dorset Wildlife Trust, who were the applicant. They did not take part in the debate or vote for this item.

Cllr Dickenson declared an interest in application P/LBC/2026/01598 due to having sat on the Weymouth Town Council Planning Committee when this application was considered. They did not take part in the debate or vote for this item.

2. Minutes

The minutes of the meeting held on 07 May 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/FUL/2026/00324 - Chesil Beach Visitor Centre, Portland Beach Road, Portland, DT4 9XE

The Planning Officer presented the application submitted by the Dorset Wildlife Trust for the erection of a bird viewing building. It was noted that the application had been brought before the Committee as Dorset Council leases the land on which the development was proposed.

The site location was shown on a map, with the application site outlined to the north of the existing Chesil Beach Visitor Centre. A 3D view of the site was provided to illustrate the position of the proposed building in relation to the main visitor centre. Members were shown the proposed site plan, which included the bird viewing building, an access ramp into the building, steps, and an associated bin store.

Proposed elevations were displayed, showing a single sliding door providing access to the main building, which would be clad in vertical timber boarding with a grey roof. The northwest elevation indicated three large viewing windows, while the northeast elevation showed a proposed bird box to contribute towards biodiversity net gain. Street view images of the site from the car park were provided, highlighting the existing bin store and the area where the building would be located, along with views from Portland Beach Road.

The Planning Officer advised that, although the site lay outside the Defined Development Boundary, planning policies supported tourism and educational facilities in such locations. The scale and design of the proposal were considered subordinate to the main visitor centre, and the choice of materials was deemed to complement the surrounding area.

In terms of flood risk, it was noted that a condition would be included requiring an evacuation plan to be implemented in the event of flooding. The proposal was also expected to provide a small economic benefit through tourism.

The Highways Authority had raised no objections to the scheme, noting that access would be via Portland Beach Road, which was the only access route to Portland. Conditions would be imposed to ensure that the development did not cause disruption to this route during construction.

Cllr Bawden left the Council Chamber at 10:13.

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

- The building contained no additional facilities and was only intended for viewing wildlife.
- The location of the bin store was in a similar location to where it was currently located.
- The applicant would be required to submit details of the flood evacuation plan prior to starting work on the site.

It was proposed by Cllr Wheller 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.

5. P/LBC/2026/01598 - 142 The Esplanade, Weymouth, DT4 7PB

Cllr Bawden returned to the Council Chamber at 10:21.

The Conservation and Design Officer presented the application for the replacement of rear dormer casement-style windows. It was noted that the Listed Building Consent application had been brought before the Committee as the building was owned by Dorset Council.

The site location plan was shown, along with an image of the front of the building. Members were advised that the property formed part of a Grade II listed group, together with other nearby properties, and that No. 142 was situated within a prominent group of buildings in the Weymouth Town Centre Conservation Area.

It was explained that there were various extensions to the rear of the property, as well as a parking area, and that the dormer window in question was located at attic level. The proposal sought to replace the existing casement-style window, which was currently a softwood unit. It was reported that the existing window was in poor condition due to wet rot deterioration and therefore required replacement. The proposed replacement window would match the existing in design, while incorporating double glazing to improve thermal performance.

It was concluded that the proposal would preserve the character and appearance of the Listed Building, as it would not alter its external appearance. As such, there would be no adverse impact on the street scene or the wider conservation area.

Cllr Dickenson left the Council Chamber at 10:28.

In response to questions from members the Conservation and Design Officer confirmed that UPVC windows wouldn't generally be supported for Listed Buildings and that in this case the applicant had applied for a softwood replacement window with double glazing, which was considered acceptable.

It was proposed by Cllr Wheller and seconded by Cllr O'Leary that the application be granted.

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

6. Urgent items

There were no urgent items.

7. Exempt Business

There was no exempt business.

Decision List

Duration of meeting: 10.00 - 10.37 am

Chairman

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