

PORTLAND TOWN COUNCIL

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9th December 2015

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in the **PETER TRIM HALL, ST. GEORGE'S CENTRE, REFORNE** on **THURSDAY, 17TH DECEMBER 2015** commencing at **7.00 pm**, when the business set out below will be transacted.

It is the Council's intention that all meetings of the Council and its Committees be recorded aurally.

Yours faithfully

Ian Looker
Town Clerk

AGENDA

- 1. Apologies for Absence**
- 2. Declarations of Interest** – to receive any declarations from Councillors or Officers of pecuniary or non-pecuniary interests regarding matters to be considered at this meeting, together with a statement on the nature of those interests
- 3. Minutes of the Meeting held on 25th November 2015**
(attached)
- 4. Planning Officer's Report and Other Matters Arising**
- 5. Neighbourhood Plan** – to receive an update on progress
- 6. Consultation on Planning Applications notified by Weymouth & Portland Borough Council**
Standard List of Planning Applications (attached)
- 7. Planning Contravention Issues**
- 8. Date of Next Meeting**
The Committee's next meeting is scheduled for Wednesday, 27th January 2016, commencing at 7.00 pm.

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL ON WEDNESDAY, 25TH NOVEMBER 2015 AT 7.00 PM

PRESENT: Councillors D. Thurston (Chairman), Mrs S. Cocking (from 7.45 pm), J. Draper, C. Flack, C. Gover, Ms S. Lees, Mrs S. Reynolds and R. Wild.

IN ATTENDANCE: Ian Looker (Town Clerk), Darren Rogers (Weymouth & Portland Borough Council), Andy Matthews (Neighbourhood Plan Working Group) and four members of the public

2374 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. Ms J. Atwell and A. Sergison.

2375 – DECLARATIONS OF INTEREST

Cllr. Lees declared a personal interest in application no. 15/694/RES – Land adjacent to 33 Park Road and Cllr. Flack a personal interest in 15/816/FUL – 43A Avalanche Road.

2376 – MINUTES OF THE MEETING HELD ON 221ST OCTOBER 2015

The minutes were formally agreed and signed as a correct record.
(For: 6 votes, Against: 0 votes, Abstentions: 1 vote)

2377 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING

The Planning Officer reported progress on the applications outstanding follows:-

Application No.	Town Decision	Borough Decision
14/887/OUT	Postponed	Pending, awaiting legal agreement
14/989/OBL	Objection	Approved
14/990/OBL	Objection	Approved
14/988/OBL	Objection	Approved
14/1020/COU	No Objection	Pending
15/083/OUT	Objection	Pending
15/310/COU	Objection	Refused
15/366/DCC	No Objection	Pending
15/368/FUL	Objection	Pending
15/336/FUL	No Objection	Approved
15/454/FUL	No Objection	Approved
15/455/FUL	No Objection	Approved
15/456/FUL	No Objection	Approved
15/457/FUL	No Objection	Refused
15/458/FUL	No Objection	Refused
15/392/FUL	No Objection	Pending
15/497/OUT	Objection	Pending
15/533/FUL	Objection	Pending
15/581/OBL	Objection	Approved

15/556/FUL	No Objection	Pending
15/622/FUL	No Objection	Approved
15/634/FUL	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 21st October 2015 as follows:-

15/713/FUL	Objection	Pending
15/486/FUL	No Objection	Approved
15/391/FUL	No Objection	Pending
15/616/FUL	No Objection	Approved
15/630/FUL	No Objection	Pending
15/691/FUL	Objection	Pending

Minute 2364 – Neighbourhood Plan

Cllr. Wild advised that a planning application for a site in Augusta Road would be coming up shortly. On the Local Plan it was outside the development boundary and the Town Council had requested its inclusion in a conservation area. The Planning Officer advised that representations could be made in the normal way and the application would be reported to the Borough's Planning Committee in due course taking into consideration all of the material planning considerations.

2378 – NEIGHBOURHOOD PLAN

Cllr. Draper as Chairman of the Management Group advised that there had been a new Plan workshop on 25th November. The Economic Vision was now being expanded to include sectors on energy, enterprise, the Land Trust and tourism.

At present the subject matter was confidential, but Cllr. Draper promised it would be published shortly and prove exciting. More details would be released at the next Management Group meeting.

Mr Matthews reported that the Working Group was still concentrating on the Vision, but would now be trying to reintegrate other aspects of the Plan.

2379 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

Having considered each application in turn, the Advisory Committee agreed the following observations:-

a) 15/619/OUT – Land east of 151 Weston Street – Outline planning application for residential development (eight dwellings, resubmission) **OBJECTION**, on the grounds of the scheme eroding an important open gap, being beyond the development boundary and out of character with the surrounding area (7-0-0)

b) 15/638/FUL – Royal Victoria Lodge, Victoria Square – Change of use from Class A4 (drinking establishment) to Class Alphega A1 (retail shop) on ground floor to include external refrigeration and air conditioning plant area and to Class C3 at first floor to create five apartments including associated works
A motion of No Objection was **LOST** (2-4-1)

OBJECTION, on the grounds that the retail element to the scheme will have an adverse effect on the Fortuneswell local centre (4-2-1)

c) 15/639/LBC – Royal Victoria Lodge, Victoria Square – Internal and external alterations to include the removal of the secondary entrance porch to the south elevation and the creation of a new opening to the western side (south elevation)

NO OBJECTION, subject to the comments of the conservation officer

(Cllr. Cocking joined the meeting.)

d) 15/694/RES – Land adjacent to 33 Park Road – Erection of dwelling (reserved matters)

OBJECTION, on the grounds of design and being detrimental to the character of the adjoining terrace (6-1-1)

e) 15/703/FUL – 24 Grangecroft Road – Erection of front extension

OBJECTION, on the grounds of its impact being detrimental to the character of the area (8-0-0)

f) 15/718/FUL – Public Conveniences, Castletown – Demolish existing toilet block and erect building to form dive shop, teaching area and public toilets

NO OBJECTION, subject to the comments of the conservation officer (8-0-0)

g) 15/744/FUL – Portland Underhill Library, 28 Fortuneswell – Conversion and change of use of library on ground and first floors to form two self-contained flats

NO OBJECTION (8-0-0)

h) 15/753/FUL – 11 Clovens Road – Single-storey conservatory to the front elevation

NO OBJECTION (8-0-0)

i) 15/757/FUL – 98 Easton Street – Retrospective planning application for rear extension

NO OBJECTION (8-0-0)

j) 15/7611/FUL – 57 Reforne – Erect single-story rear extension

NO OBJECTION (8-0-0)

15/788/HAZ – East Weare Batteries off Incline Road, Portland Port – Storage of fuels, diesels and fuel oil in underground storage tanks

NO OBJECTION, subject to no adverse comments from the Health & Safety Executive (8-0-0)

l) 15/800/FUL – Cove Holiday Park, Pennsylvania Road – Erection of five permanent new build holiday homes in place of six existing caravans to the north-east of the site

NO OBJECTION (8-0-0)

m) 15/816/FUL – 43A Avalanche Road – Demolish existing garage and erect single-storey front extension
NO OBJECTION (8-0-0)

2380 – PLANNING CONTRAVENTION ISSUES

a) Advertising Hoardings on the Island

Cllr. Wild enquired about a large sign outside Crook’s in Victoria Square when the Council was seeking to have other advertising space on the Island discontinued. He was advised that the instances were not immediately comparable since the Crook’s sign was allied to their own commercial activity.

b) Overgrown Hedge

Cllr. Flack reported that the Borough Planning Department had resolved to serve an enforcement notice on the owners of 9 St. Martin’s Road for the height of their hedge.

c) Weston Street

Cllr. Cocking advised of a development in the area. Rubble had apparently been dumped close to a protected tree. Furthermore the conditions of the scheme required an access road to be built first, which hadn’t happened. The Planning Officer advised her he would look into the matter and email her direct.

2381 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

15/812/DCC – Broadcroft Quarry and Landfill, Easton

NO OBJECTION (4-4-0). The motion was carried on the casting vote of the Chairman. A significant minority of the members asked it to be recorded that they had strong concerns about the size of the extension to the landfill site.

2382 – DATE OF NEXT MEETING

The Committee’s next meeting is scheduled to be held on **Thursday**, 17th December 2015, starting at 7.00 pm.

The meeting ended at 8.55 pm.

Signed
(Chair)

Dated.....

PTC Applications

For applications registered between 17/11/2015 and 7/12/2015

Date Valid	App. No	Location & Proposal	Agent & Applicant's Name
19/11/2015	15/767/FUL	Land to south of Augusta Road	Kier Living Ltd
		Erection of 22 no. dwellings for social housing purposes	Richard Burgess Associates Ltd

PTC Recommendation.....

1/12/2015	15/778/FUL	Land to the rear of 13, 15 and 17 Easton Street	Mr D Nicholls
		Erect three holiday let units, artist studio and store	Steven Jones Plan Design

PTC Recommendation.....

23/11/2015	15/819/FUL	7A Greenhill Terrace	Mr Wales
		Installation of bifold doors and juliet balcony on front elevation at second floor level	CK Architectural

PTC Recommendation.....

9/11/2015	15/829/FUL	9 Shepherd's Croft	Mr K Heightley
		Erect new porch and extend the existing hardstanding	Mr P Griffiths

PTC Recommendation.....