

## PORTLAND TOWN COUNCIL

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14<sup>th</sup> October 2015

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in the **EASTON METHODIST CHURCH HALL, EASTON**, on **WEDNESDAY, 21<sup>ST</sup> OCTOBER 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 23<sup>rd</sup> September 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. Consultation on Planning Applications etc. notified by Dorset County Council**
- 9. Park Road** – to consider a request by Mr Martin Luther for the resiting of a telegraph pole (see attached)
- 10. Date of Next Meeting**  
The Committee's next meeting is scheduled for Wednesday, 25<sup>th</sup> November 2015, commencing at 7.00 pm.

## PORTLAND TOWN COUNCIL

### PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL ON WEDNESDAY, 23<sup>RD</sup> SEPTEMBER 2015 AT 7.00 PM

**PRESENT:** Councillors D. Thurston (Chairman), Ms J. Atwell, Mrs S. Cocking, J. Draper (from 7.15 pm), C. Flack, Ms S. Lees (from 7.25 pm) and R. Wild.

**IN ATTENDANCE:** Ian Looker (Town Clerk), D. Rogers (Weymouth & Portland Borough Council) and one member of the public

#### **2350 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs. Mrs S. Reynolds and D. Symes.

#### **2351 – DECLARATIONS OF INTEREST**

There were none.

#### **2352 – MINUTES OF THE MEETING HELD ON 26<sup>TH</sup> AUGUST 2015**

The minutes were formally agreed and signed as a correct record.  
(For: 4 votes, Against: 0 votes, Abstentions: 1 vote)

(Cllr. Draper joined the meeting.)

#### **2353 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING**

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

<b>Application No.</b>	<b>Town Decision</b>	<b>Borough Decision</b>
12/721/OUTMAJ	No Objection	Withdrawn
14/887/OUT	Postponed	Pending, awaiting legal agreement
14/989/OBL	Objection	Pending
14/990/OBL	Objection	Pending
14/988/OBL	Objection	Pending
15/039/FUL	No Objection	Approved
15/127/FUL	Objection	Refused
14/1020/COU	No Objection	Pending
15/083/OUT	Objection	Pending
15/151/FUL	No Objection	Approved
15/295/DCC	No Decision	Approved
15/310/COU	Objection	Pending
15/212/FUL	No Objection	Approved
15/352/FUL	No Objection	Approved
15/366/DCC	No Objection	Pending
15/368/FUL	Objection	Pending
15/400/FUL	No Objection	Approved
15/401/LBC	No Objection	Approved

15/336/FUL	No Objection	Pending
15/338/FUL	No Objection	Approved
15/390/COU	No Objection	Approved
15/453/FUL	No Objection	Approved
15/454/FUL	No Objection	Pending
15/455/FUL	No Objection	Pending
15/456/FUL	No Objection	Pending
15/457/FUL	No Objection	Pending
15/458/FUL	No Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 26<sup>th</sup> August 2015 as follows:-

15/392/FUL	No Objection	Pending
15/494/FUL	No Objection	Approved
15/497/OUT	Objection	Pending
15/499/FUL	No Objection	Approved
15/507/FUL	No Objection	Approved
15/516/FUL	No Objection	Pending
15/532/FUL	No Objection	Approved
15/533/FUL	Objection	Pending
15/553/FUL	No Objection	Approved
15/579/FUL	No Objection	Approved
15/581/OBL	Objection	Pending

#### **a) Local Plan**

The Planning Officer advised that the Local Plan is going through the committees with a view to being adopted on 22<sup>nd</sup> October. Henceforward Policy HOUS1 (Affordable Housing) would apply to all developments as small one housing unit net gain.

#### **b) Minute 2347 – Planning Contravention Issues**

Cllr. Wild said the wind turbine issue had now been resolved.

The Planning Officer reported that the Borough had agreed to serve a discontinuance notice for the advertising hoardings on the Island at Victoria Square and Fortuneswell, but the notices had not yet been served. This would give an opportunity for an appeal to be lodged.

Cllr. Wild also stated his concerns over the slow progress of the conservation area plan.

(Cllr. Lees joined the meeting.)

#### **2354 – NEIGHBOURHOOD PLAN**

Cllr. Draper said that Mr Matthews was putting a report together following the two Economic Vision workshops.

#### **2355 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

a) 15/556/FUL – 129 High Street, Fortuneswell – Demolition of short section of frontage wall and formation of vehicular access and two parking spaces  
**NO OBJECTION**, subject to the comments of the conservation and highways officers (7-0-0)

b) 15/622/FUL – Perryfield Works Complex, Pennsylvania Road – Proposed additional garage  
**NO OBJECTION** (7-0-0)

c) 15/634/FUL – Hut 27, Field 766, access track to Fields 758 and 766 – 769, Portland Bill – Renewal of permission to site beach hut  
**NO OBJECTION**, according to the agreed procedure

### **2356 – PLANNING CONTRAVENTION ISSUES**

Cllr. Flack asked what was happening concerning Royal Victoria Lodge. The Planning Officer said the Borough Council had received a pre-application proposal in 2014, but he wasn't aware of any progress since then. (N.B. The Borough now has planning and listed building conversion applications to convert the building to an A1 retail shop with five flats above.)

### **2357 – LOCAL PLAN, INFRASTRUCTURE LEVY: INSPECTOR'S REPORT**

The Planning Officer said implementation of the Community Infrastructure Levy policy would probably not take place until April next year because of the time involved in setting up the necessary procedures. However it would be adopted in line with the Emerging Local Plan from 22<sup>nd</sup> October.

Cllr. Thurston asked what exactly was meant by "affordable housing"? The Planning Officer said a definition could be found on the Internet in the National Planning Policy Framework.

### **2358 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

No applications had been received.

### **2359 – DATE OF NEXT MEETING**

The Committee's next meeting is scheduled to be held on Wednesday, 21<sup>st</sup> October 2015, starting at 7.00 pm.

The meeting ended at 7.50 pm.

Signed .....  
(Chair)

Dated.....

# ***PTC Applications***

For applications registered between 15/9/2015 and 12/10/2015

<b>Date Valid</b>	<b>App. No</b>	<b>Location &amp; Proposal</b>	<b>Agent &amp; Applicant's Name</b>
15/6/2015	15/486/FUL	Land to rear of Southwell Street  To construct an all weather manege (horse exercise area).	Mr Langrish  Steven Jones Plan Design
<b>PTC Recommendation.....</b>			
24/9/2015	15/391/FUL	Hut 28, Field 760, access to Fields 737, 739, 760, 761 and 765 Portland Bill  Renewal of planning permission to site beach hut	Mrs G Harrison
<b>PTC Recommendation.....</b>			
18/9/2015	15/616/FUL	Admiralty Buildings, Castletown  Relocation of the existing anchor feature to east side of former WCs and siting of Sherman tank in front of Local Heritage Centre	Mr Luckhurst  Richard Burgess Associates Ltd
<b>PTC Recommendation.....</b>			

7/10/2015      15/630/FUL      2 East Street      Rev Marianne McLachlin  
Change of use from store to dwelling      Buckland Developments

**PTC Recommendation.....**

3/9/2015      15/691/FUL      31 Grosvenor Road      Mrs Tremlin  
Installation of front dormer and single-storey rear extension to form annexe accommodation      Steven Jones Plan Design

**PTC Recommendation.....**

21/8/2015      15/713/FUL      Land to the south of 44C to 62 Weston Street      The Cladding Consultants Ltd  
Erection of single detached bungalow      Richard Burgess Associates Ltd

**PTC Recommendation.....**

**PARK ROAD**

**Excerpt from Town Council Minutes, 16<sup>th</sup> September 2015**

**2947 (b) Public Half-Hour**

“Mr Luther raised a health and safety concern about the pedestrian crossing by the surgery in Park Road. There is a telegraph pole very close by, which makes it difficult for someone in a wheelchair to gain access to the pavement adjacent to it. Could it be resited by two or three feet?”