

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD ON WEDNESDAY, 29TH MAY 2013

PRESENT: Councillors R. Wild (Chair), Mrs R. Barton and R. Hughes

IN ATTENDANCE: Ian Looker (Town Clerk), Robert Lennis and Councillor Paul Kimber (both Weymouth & Portland Borough Council.)

2081 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr. Mrs S. Bradley.

2082 – DECLARATIONS OF INTEREST

There were none.

2083 – MINUTES OF THE MEETING HELD ON 24TH APRIL 2013

The minutes were formally agreed and signed as a correct record.

2084 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING

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

Application No.	Town Decision	Borough Decision
11/620/MINS	No Objection	Pending, awaiting legal agreement
12/164/FULMAJ	No Objection	Pending, awaiting legal agreement
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/720/OUTMAJ	Objection	Refused
12/721/OUTMAJ	No Objection	Pending, awaiting legal agreement
13/016/FUL	No Objection	Approved
13/101/FUL	Objection	Pending
12/144/ADV	No Objection	Approved
13/150/FUL	No Objection	Approved
13/173/LBC	No Objection	Approved
13/78/FUL	No Objection	Approved

The Planning Officer then advised on the progress of applications that had been considered at the meeting of 24th April 2013 as follows:-

13/100/FUL	Objection	Approved
13/154/FUL	No Objection	Approved
13/183/ADV	Objection/No Objection	Approved
13/190/FUL	No Objection	Approved
13/192/FUL	Objection/No Objection	Pending
13/195/FUL	Objection	Approved

13/212/COU
13/213/FUL

Objection
No Objection

Pending
Pending

a) Minute 2075 – Planning Contravention: Osprey Quay

The Clerk read a letter from the Planning Enforcement Officer stating that air-fill stations had been sited without the necessary planning permission.

b) Minute 2078 – Neighbourhood Plan

Cllr. Barton confirmed that Whitstones was open and the business meeting did take place on the evening in question.

2085 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 13/101/FUL – Maritime House, West Way, Southwell Business Park – Alterations and extension to existing buildings and construction of new sports hall in association with change of use from employment and leisure to educational use (Use Class D1). Provide sports fields. Reorganise internal road system and parking, and modify main site access from Sweet Hill Road. Provide new shared footway/cycleway link to Sweet Hill Lane. Upgrade existing footpath to Reap Lane, and provide new link to south of 73 – 78 Reap Lane (Full).

The Academy had submitted an update to its application with details of proposals aimed at improving access to the site.

The Committee resolved to maintain its **OBJECTION** to the application.

b) 13/158/FUL – HM YOI, The Grove – Install two pole-mounted antennae to north elevation of Hood Building to accommodate new radio system
NO OBJECTION

c) 13/193/FUL – The Legacy and Interpretation Waypoints within the Borough of Weymouth & Portland – Construction of two interpretation waypoints located at Merchant’s Incline and Church Ope Cove viewing point
NO OBJECTION

d) 13/237/FUL (Additional) – The Legacy and Interpretation Waypoints within the Borough of Weymouth & Portland – Construction of three interpretation waypoints located at adjacent to the Chesil Beach Centre, eastern end of the viewing car park at New Ground and adjacent to Portland Bill Lighthouse
NO OBJECTION

e) 13/246/LBC – 165 Fortuneswell – Internal alterations and replacement of existing rooflights with conservation rooflights
NO OBJECTION

f) 13/258/FUL – Hut 28, Field 768, access track to Fields 758 and 766 – 769, Portland Bill – Replacement beach hut
NO OBJECTION

g) 13/262/VOC – Portland Port, Castletown – Variation of condition 2 of planning approval ref. 09/646/FULES to allow for the use of rubber crumb (recycled rubber from tyres) in addition to vegetable oil in its power oil production and power generation plant
NO OBJECTION, subject to the comments of the Environment Agency and environmental health officer

h) 13/263/FUL – 59 Grosvenor Road – Erect first floor extension
NO OBJECTION

i) 13/267/FUL – 42 Furlands – Erection of dwelling
OBJECTION, on the grounds of loss of parking provision, overdevelopment and loss of privacy

j) 13/269/FUL – Perryfield Works, Pennsylvania Road – Alterations to approved planning permission 08/513/FULMAJ on plots 5 and 9, block C1 – the formation of French windows with juliette balustrade to replace dormer windows (retrospective)
NO OBJECTION

k) 13/272/ OUT – Land opposite 1A – 8 Reap Lane – Outline application for residential development (approximately thirty-two dwellings)
OBJECTION, on the grounds of loss of an important gap between Southwell and Weston, density and highway safety

l) 13/275/FUL – Perryfield Works, Pennsylvania Road – Alterations to approved planning permission 08/513/FULMAJ on plots 1 to 4, block B – the formation of French windows with juliette balustrade to replace dormer windows (retrospective)
NO OBJECTION

m) 13/281/COU – Portland Underhill Library, 28 Fortuneswell – Conversion of property to retail
NO OBJECTION

n) 13/289/FUL – 37 Barleycroft Road – Single-storey rear extension to provide a sun room for a disabled person
NO OBJECTION

o) 13/295/FUL – 17 Sweethill Lane – Proposed front dormer windows, single-storey rear extension with balcony over and internal alterations. Proposed extension to garage and workshop. Mono pitched roof replaced by dual pitch roof
NO OBJECTION

2086 – PLANNING CONTRAVENTION ISSUES

Cllr. Wild asked whether a new beach hut along the Culver stream by the cave-hole and near a stone-built hut had received planning permission.

2087 – CONSULTATION ON PLANNING APPLICATIONS ETC NOTIFIED BY DORSET COUNTY COUNCIL

a) 13/297/DCC – Jordan’s Mine, Easton Lane, Easton – Variations of conditions 12, 17 & 30 for revised noise limits, hours of working and extent of working limits within existing permission 11/00617/MINS to within 6 metres of the highway carriageway.

NO OBJECTION

b) Application to Stop Up Footpath 34

The application was due to be considered by Dorset County Council on 6th June 2013.

Attention was drawn to the fact that this application is related to a proposal to conduct further quarrying adjacent to the windmill in Cottonfields.

2088 – CONSERVATION AREA APPRAISALS (Additional Item)

Borough Cllr. Kimber raised the issue of conservation area appraisals, “especially on Portland where development pressure is incrementally eroding their character and appearance.” (Borough & Traffic Committee, 29th April 2013, Note C2). He outlined the new planning procedures that will shortly take effect for three years. These changes seem likely to make it easier to build single-storey extensions to existing properties. Cllr. Kimber expressed the hope that period architectural features can be retained through the conservation area initiative.

The Planning Officer said that a new draft Local Plan will commence soon with the intention of adopting it by February 2014. Policies will be given more weight and the Portland Neighbourhood Plan will have to accord with new Section 106 policies.

2089 – NEIGHBOURHOOD PLAN

There was nothing further to report.

2090 – PERSONAL NOTE

The Planning Officer advised that in July he would be taking up a twelve-month secondment with North Dorset District Council. A vote of thanks to Mr Lennis was approved for the time, effort and advice he had provided the Committee.

2091 – DATE OF NEXT MEETING

The next meeting of the Committee will take place on Wednesday, 26th June 2013, commencing at 7.00 pm. It will be preceded by a half-hour planning training session.

The meeting ended at 9.05 pm.

Signed
(Chair)

Dated.....