

PORTLAND TOWN COUNCIL

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17th January 2018

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in **EASTON METHODIST CHURCH HALL, EASTON** on **WEDNESDAY, 24TH JANUARY 2018** 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** – to receive
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 14th December 2017** – to agree and sign (see attached)
4. **Chairman's Report and Other Matters Arising** – to receive (see attached)
5. **Public Participation** – to allow questions or comments from the public on any item on the agenda
6. **Neighbourhood Plan** – to receive and consider updates on progress
7. **Planning Applications Notified by Weymouth & Portland Borough Council** – to consider
 - a) Standard List of Planning Applications (attached)
 - b) Any other applications received subsequent to the publishing of this agenda
8. **Planning Contravention Issues** – to receive reports
9. **Planning Applications Notified by Dorset County Council** – to consider
10. **Review of Planning Application 17/664/CLP** – to consider (see attached)
11. **Date of Next Meeting**

The Committee's next meeting is scheduled for Wednesday, 21st February 2018, at Easton Methodist Church Hall, starting at 7.00 pm.

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN THE WESTON ROOM, EASTON METHODIST CHURCH HALL, EASTON ON THURSDAY, 14TH DECEMBER 2017 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Jo Atwell (from 7.05 pm), Susan Cocking, Jim Draper, Chris Gover, Lucy Grieve, Sue Lees (from 7.05), Ray Nowak (from 7.05 pm), David Thurston and Rod Wild

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group) and two members of the public.

2655 – APOLOGIES FOR ABSENCE

There were none.

2656 – DECLARATIONS OF INTEREST

Cllr. Cocking declared a non-pecuniary interest in application 17/879/CLP – Albion Stone and Mr Matthews a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

2657 – MINUTES OF THE MEETING HELD ON 22ND NOVEMBER 2017

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

(Cllrs. Atwell, Lees and Nowak joined the meeting.)

2658 – CHAIRMAN’S REPORT AND OTHER MATTERS ARISING

Cllr. Flack reported progress on the applications outstanding as follows:-

Application No	Town Decision	Borough Decision
15/767/FUL	Objection	Pending
16/142/FUL	Objection	Pending
16/501/VOC	Objection	Pending
17/270/OUT	No Objection	Pending
17/371/OUT	Objection	Pending
17/451/FUL	Objection	Approved
Commons Act, s38	No Objection	Pending
17/593/FUL	No Objection	Pending
17/631/FUL	No Objection	Pending
17/637/FUL	Objection	Approved
17/618/VOC	Objection	Approved
17/655/FUL	No Objection	Refused
17/666/FUL	No Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 25th October 2017:-

17/732/ADV	No Objection	Pending
17/735/FUL	Objection	Pending
17/738/FUL	Objection	Pending

17/746/FUL	No Objection	Approved
17/751/VOC	No Objection	Pending
17/760/LBC	No Objection	Pending
17/768/FUL	No Objection	Pending
17/777/FUL	No Objection	Approved
17/781/RES	No Objection	Pending
17/783/RES	Objection	Approved
17/860/VOC	No Objection	Pending
17/635/FUL	Objection	Pending
17/765/FUL	No Objection	Pending

a) Minute 2648 – Proposed Crossing

b) Minute 2651 – Planning Contravention Issues

The Clerk reported no replies had been received to either letter.

c) Minute 2653 – Brackenbury

Cllr. Grieve said a nomination had now been submitted.

d) Naming of New Streets

The Clerk was asked to write to the Borough, querying consultation on the naming of Ayton Drive and requesting that developers advise the Town Council of new unnamed streets as a matter of course.

2659 – PUBLIC PARTICIPATION

Mr Matthews requested permission to speak on application no. 17/866/OUT – Southwell Primary School.

2660 – NEIGHBOURHOOD PLAN

Andy Matthews reported that he had spoken to about two hundred and fifty people in connection with the Plan consultation. Generally they had been supportive of the Plan as it stands.

Two specialised studies were ongoing into local transport and retail needs. The results will be fed back into the overall Plan.

There has only been one response from a statutory body so far, the joint mineral authorities in respect of a quarry restoration strategy.

2661 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 17/834/FUL – 46 King Street – Proposed dormer window and two roof lights

OBJECTION, on the grounds of being out of character with the rest of the terrace, an important local group of buildings within a conservation area

b) 17/847/FUL – Hecia House, Victoria Place – Demolish single-storey rear extension and rear conservatory and erect single-storey extension

NO OBJECTION

c) 17/851/FUL – 30 New Street – Demolish existing conservatory and erect single-storey rear extension and first floor Juliette balcony

NO OBJECTION

d) 17/852/FUL – Plot X, Mulberry Avenue – Erection of 2 no two-storey business premises, each comprising 6 no Class B1 office / light industrial units with associated parking

OBJECTION, on the grounds of the scheme's harmful visual impact on a Grade 1 listed Ancient Monument in the historic quarter of the site, separated from the rest of Osprey Quay by a runway and green spaces, in particular the height and materials of the proposed application.

The Committee also strongly regretted that English Heritage and Historic England were not included as consultees.

e) 17/862/FUL – 44 Tillycombe Road – Erection of a single-storey side extension

NO OBJECTION

f) 17/866/OUT – Southwell Primary School, Sweethill Lane – Demolition of existing buildings and construction of 58 new residential properties, with associated access roads, parking and green spaces

OBJECTION, on the grounds of overdevelopment, the impact of the scheme on surrounding property and the loss of or damage to an important wildlife area, particularly that caused by the two new buildings adjoining the area. It appears that the scheme requires the removal of a medieval hedgerow. The Planning Committee requests that section 3.5.2. of the Planning Statement be amended to read, "All mature trees will be retained," in sympathy with Portland's general shortage of this amenity. The Committee further objects to three-storey domestic buildings, which are not in keeping with this part of the Island, their effect on the skyline and key views across Portland. The members consider the whole scheme will significantly worsen the lack of amenities to support the local community in Southwell. They are concerned about the long working hours stated in the environmental health report for demolition and associated traffic and their consequent effect on residents.

g) 17/868/FUL – 75 Pound Piece – Erection of a single-storey rear extension

NO OBJECTION

h) 17/869/FUL – 4 Clarence Road – Erection of a first floor extension

NO OBJECTION

i) 17/879/CLP – Albion Stone, Easton Lane – Erection of steel frame extension. Clad walls and roof with profiled steel and lay flooring with reinforced concrete

NO OBJECTION

j) 17/881/ADV – Castletown Roundabout, Atlantic House, 1 Ayton Drive – Display of 3 no. non-illuminated aluminium roundabout sponsorship signs

NO OBJECTION

k) 17/849/FUL – Billy Winter's Bar Diner, Portland Beach Road – Retention and first floor expansion

No Discussion. The details of the scheme were not available on the Dorset for You website.

2662 – PLANNING CONTRAVENTION ISSUES

There were none.

2663 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2664 – MINERAL SITES AND WASTE PLAN CONSULTATION

The consultation was noted by the Committee.

2665 – PARKING ON WESTON ROAD

Members considered putting boulders along the edges of the grassed areas to prevent parking. The Clerk was asked to enquire ownership of this land and the counterpart in Easton, and to write to Bride Valley Recovery about one of their vehicles parking overnight.

2666 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 24th January 2018 in Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 9.30 pm.

Signed
(Chair)

Dated.....

MINUTE UPDATE

- a) **Minute 2648 – Proposed Crossing on Easton Lane**
- b) **Minute 2651 – Planning Contravention Issues: Portland Port**
Letters have been sent as requested.
- c) **Minute 2653 – Brackenbury Infants School**
Cllr. Grieve suggested a delay in submitting the nomination.

PLANNING CONTRAVENTION ISSUE: PORTLAND PORT

From: Portland Port
Sent: 20 December 2017
To: Portland Town Council

[...]

Further to letter dated 28th November 2017 I can advise that we have a number of listed buildings on the port estate and within our marine jurisdiction and it is standard practice where any works are proposed to a listed building to apply for listed building consent from the local authority. None of our listed buildings within the port estate however include a pill-box.

I would be happy to meet with the Chairman of the Planning Committee in the New year if this would be helpful.

[...]

[Redacted]

Planning Applications Notified by Weymouth & Portland BC

Consultation Start	Application No	Location and Proposal	Applicant and Agent's Name
15/12/2017	17/872/ADV	Lighthouse Roundabout, Portland Bill Road Display two non-illuminated aluminium roundabout sponsorship signs	Dorset County Council
Council Recommendation			
9/1/2018	17/916/RES	Disused Quarry Works Stockyard, Bottomcoombe, Park Road Application for approval of reserved matters for access, appearance, landscaping, layout and scale in relation to outline approval 14/591/OUT	Betterment Properties (Weymouth) Ltd Western Design Architects
Council Recommendation			
9/1/2018	17/920/FUL	45 Wakeham Demolish garage / studio and erect a detached dwelling and a terrace of four dwellings with new access	Mr Lewis & Ms Kimber Turner Associates Survey and Design
Council Recommendation			
11/1/2018	17/927/FUL	Land to the north of 54 New Street Formation of additional four parking spaces in addition to those approved under 17/076/RES and widening of access drive	Imago Developments Ltd Richard Burgess Associates Ltd
Council Recommendation			

REVIEW OF PLANNING APPLICATION 17/664/CLP

At its October meeting the Committee resolved that it had no objection to a scheme to install a GRP sub-station on the site of the former 114 – 116 Chiswell.

There is already a sub-station at the rear of the site and, with planting, reasonably well concealed. However the Council has been notified that the intention is to erect another sub-station in a more prominent position encased in a plastic cube three metres in each dimension.

One of our Councillors has raised the question, since the site is in a conservation area, is the choice of appearance an oversight by contravening the Local Plan?