

## PORTLAND TOWN COUNCIL

Council Offices  
52 Easton Street  
PORTLAND  
Dorset  
DT5 1BT

Tel: 01305 821638

E-mail: [office@portlandtowncouncil.gov.uk](mailto:office@portlandtowncouncil.gov.uk)

19<sup>th</sup> July 2017

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in the **COUNCIL OFFICES, 52 EASTON STREET, PORTLAND**, on **WEDNESDAY, 26<sup>TH</sup> JULY 2017** 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 29<sup>th</sup> June 2017** – to agree and sign (see attached)
4. **Chairman's Report and Other Matters Arising** – to receive
5. **Public Participation** – to allow questions or comments from the public on any item on the agenda
6. **Neighbourhood Plan** – to receive an update 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
  - a) Bicycle at Cheyne Weares
9. **Planning Applications notified by Dorset County Council** – to consider
10. **Planning Meeting Venues** – to consider
11. **Date of Next Meeting**

The Committee's next meeting is scheduled for Wednesday, 23<sup>rd</sup> August 2017, at the Council Offices starting at 7.00 pm.

**PORTLAND TOWN COUNCIL**

**PLANNING & HIGHWAYS ADVISORY COMMITTEE  
MINUTES OF THE MEETING  
HELD AT THE COUNCIL OFFICES  
ON THURSDAY, 29<sup>TH</sup> JUNE 2017 AT 7.00 PM**

**PRESENT:** Councillors Charlie Flack (Chairman), Susan Cocking, Jim Draper, Lucy Grieve, Sue Lees, Sandra Reynolds, David Thurston and Rod Wild

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

**2585 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs. Jo Atwell and Chris Gover.

**2586 – DECLARATIONS OF INTEREST**

Mr Matthews declared a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

**2587 – MINUTES OF THE MEETING HELD ON 24<sup>TH</sup> MAY 2017**

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

**2588 – CHAIRMAN’S REPORT AND OTHER MATTERS ARISING**

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

<b>Application No</b>	<b>Town Decision</b>	<b>Borough Decision</b>
15/767/FUL	Objection	Pending
16/142/FUL	Objection	Pending
16/216/FUL	Objection	Refused
16/501/VOC	Objection	Pending
16/944/FUL	No Objection	Approved
17/082/FUL	Objection	Pending
17/083/ADV	Objection	Pending
17/323/FUL	Objection	Pending
17/223/FUL	No Objection	Approved
17/270/OUT	No Objection	Pending
17/017/RES	Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 24<sup>th</sup> May 2017:-

17/263/OUT	Objection	Withdrawn
17/354/COU	No Objection	Approved
17/371/OUT	Objection	Pending
17/360/FUL	No Objection	Pending

**a) Minute 2577 – Removal of Public Payphones**

The Clerk reported that he had not taken any further action. Cllr. Lees requested details of the application in order to pursue enquiries herself.

**b) Minute 2578 – Chairman’s Report**

Mr Matthews drew attention to application 16/216/FUL – New Ground, where there had been mineral planning issues. These were likely to have more influence on planning application decisions in the future.

**2589 – PUBLIC PARTICIPATION**

Amanda Gee advised members of further correspondence on Hut 45 that she had received from the Borough. The new planning application for the property has not yet been posted on the Borough’s Planning website. She had also placed two Freedom of Information requests for the geologist’s report and the delegation arrangements in force when the application was considered.

**2590 – NEIGHBOURHOOD PLAN**

Mr Matthews reported that the Heritage & Character Study was now out to public consultation, though there had been few responses to date. A review of green spaces on the Island was about to start and the following week Aecom would begin looking at brownfield sites.

**2591 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

- a) 17/291/FUL} – 137 Wakeham – Erect sun room
- 17/292/LBC}

**NO OBJECTION**, subject to the comments of the conservation and listed buildings officers

- b) 17/462/OFF – Enterprise House, West Way, Southwell Business Park – Change of use from office class B1 to dwelling house class C3
- OBJECTION**, on the grounds that this is within a strategic employment area

- c) 17/372/FUL – Redundant buildings at Broadcroft Quarry, Bumpers Lane – Change of use from redundant quarry depot site to nature reserve incorporating pond and associated sustainable drainage system
- OBJECTION**, on the grounds of no information being available on the Borough website

- d) 17/419/FUL – Eurotubes UK, Park Road – Single-storey side extension to house a precision machining room
- NO OBJECTION**, subject to the external materials being in keeping with the existing building and the surrounding buildings

- e) 17/430/FUL – 7 Yeolands Road – Dormer extension to front
- NO OBJECTION**, subject to the comments of neighbours

f) 17/501/FUL – Hut 45, Red Crane, Access track to Fields 758 and 766-769, Portland Bill – Creation of an underfloor area below replacement hut and the non-compliance with condition 2 of planning permission ref: 16/596/FUL **OBJECTION**, on the grounds that it is a controversial application, that has already around widespread public concern. Bearing in mind the Borough’s undertaking to adhere to town and parish planning cycles the Committee requested that it be able to view the details of the application, not currently available, before it was considered by the Borough with an extension of the planning consultation period.

**g) Town Planning Committee Responses**

The Committee considered Cllr. Grieve’s report. There was common agreement that if Committee responses were to quote Plan policies some preparatory work would be necessary prior to the meeting.

**2592 – PLANNING CONTRAVENTION ISSUES**

There were none.

**2593 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

There were none.

**2594 – PLANNING MEETING VENUES**

No decision was reached.

**2595 – DATE OF NEXT MEETING**

The Committee’s next meeting is scheduled to be held on Wednesday, 26<sup>th</sup> July 2017 at the Council Offices, Easton, starting at 7.00 pm.

The meeting ended at 8.55 pm.

Signed .....  
(Chair)

Dated.....

# ***Portland Town Council Applications***

<b>Date Valid</b>	<b>Application No</b>	<b>Location and Proposal</b>	<b>Applicant and Agent's Name</b>
7/7/2017	17/387/FUL	Land east of 25 Sweet Hill Road  Erect detached garage with workshop over	Mr David Gray  Turner Building Design
<b>PTC Recommendation.....</b>			
5/7/2017	17/427/RES	Land opposite 139-165 Avalanche Road  Erect ten two-storey cottages and access road with relocation of remaining allotments to land at the rear of the site	Betterment Properties (Weymouth) Ltd
<b>PTC Recommendation.....</b>			
11/7/2017	17/451/FUL	50 Grove Road  Extension and alterations to building and change of use from A4 to form 8 residential units and erect detached garage block	Mr Charlton  Steven Jones Plan Design
<b>PTC Recommendation.....</b>			
18/7/2017	17/552/FUL	125A Reforne  Erect side extension to dwelling	Phil Laming & Sons Ltd  Steven Jones Plan Design
<b>PTC Recommendation.....</b>			