

PORTLAND TOWN COUNCIL

Council Offices
52 Easton Street
PORTLAND
Dorset
DT5 1BT

Tel: 01305 821638

E-mail: office@portlandtowncouncil.gov.uk

17th May 2017

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 SQUARE, PORTLAND**, on **WEDNESDAY, 24TH MAY 2017** commencing at **7.00 pm**, when the business set out below will be transacted.

Please note that this is a change of venue from that previously announced.

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. **Chairman** – to elect the Chairman of the Planning Committee for 2017/18
2. **Apologies for Absence** – to receive
3. **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
4. **Deputy Chairman** – to elect the Deputy Chairman of the Planning Committee for 2017/18
5. **Minutes of the Meeting held on 26th April 2017** – to agree and sign (see attached)
6. **Minute Update** (attached) – to receive
7. **Cllr Flack's Report and Other Matters Arising** – to receive
8. **Public Participation** – to allow comment from the public on any item on the agenda
9. **Neighbourhood Plan** – to receive an update on progress
10. **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
11. **Planning Contravention Issues**
Hut 45, Crown Field – to receive reports
12. **Planning Applications notified by Dorset County Council**
– to consider
13. **Date of Next Meeting**
The Committee's next meeting is scheduled for Wednesday, 29th June 2017, venue to be decided, starting at 7.00 pm.

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 26TH APRIL 2017 AT 7.00 PM

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

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

2560 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr David Symes and Ray Nowak.

2561 – DECLARATIONS OF INTEREST

Cllr. Cocking and Draper declared a non-pecuniary interest in application 17/298/FUL – Bowers Mine and Mr Matthews a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

2562 – MINUTES OF THE MEETING HELD ON 22ND MARCH 2017

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

2563 – DEPUTY 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
16/216/FUL	Objection	Pending
16/501/VOC	Objection	Pending
16/783/FUL	Objection	Approved
16/928/FUL	Objection	Approved
16/943/FUL	No Objection	Approved
16/944/FUL	No Objection	Pending
17/044/FUL	Objection	Approved
17/058/FUL	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 22nd March 2017:-

17/071/FUL	No Objection	Pending
17/076/RES	No Objection	Approved
17/082/FUL	Objection	Pending
17/083/ADV	Objection	Pending
17/093/FUL	No Objection	Pending
17/100/FUL	No Objection	Approved
17/109/FUL	No Objection	Approved
17/127/SCH	No Objection	Approval not required
17/017/RES	No Decision	Pending

17/193/FUL
17/228/TEL

No Objection
No Objection

Approved
Pending

Minute 2558(b) – Pedestrian Crossing in Park Road

The Clerk reported that a letter had now been sent to Dorset Highways.

2564 – PUBLIC PARTICIPATION

There was none at this stage.

2565 – NEIGHBOURHOOD PLAN

Mr Matthews said the grant request for £4,500 had been approved by Locality. Portland had been designated a “complex area” in terms of its Neighbourhood Plan. This together with the election purdah and some other technical issues was causing delays to the programme. He also referred to the small plots of land the Borough was currently intending to sell.

RECOMMENDED – that the Council write to the Borough about the identification of sites for development and the Borough’s lack of cooperation in this respect. Mr Matthews will write the initial draft.

Cllr. Lees raised the question of whether some of the plots on the Island had been bequeathed to the former Urban District Council with restrictive covenants on them.

2566 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 17/323/FUL – Underhill Community Junior School, Killicks Hill – Partial demolition of the existing school buildings (class D1), conversion of the remaining school building into dwellings (class C3) and the construction of new dwellings, associated access, parking and landscaping; to form a total of 21 no new dwellings

NO OBJECTION, subject to the comments of the other consultees

b) 17/071/FUL – 4 Victoria Square – Boat House / Fishing Store to the rear of the property (amended plans)

NO OBJECTION

c) 17/128/FUL – Open land east of Mermaid Cottages, Wakeham – Continue use of the land as storage yard for machinery and siting of two shipping containers for further 2-5 years

NO OBJECTION, for a further five years

d) 17/183/FUL – 49 Grove Road – Convert building into three dwellings (retrospective)

NO OBJECTION, subject to the comments of the conservation officer

e) 17/207/OFF – West Wing, Maritime House, West Way, Southwell Business Park – Change of use from office use (Class B1(a)) to a dwellinghouse (Class C3) [not a planning application]

NO DECISION REQUIRED. The Committee noted with regret that what was intended as an employment site was being utilised for domestic accommodation.

f) 17/223/FUL – Perryfield Works Complex, Pennsylvania Road – Erect six garages

NO OBJECTION

g) 17/235/FUL – 183 Wakeham – Erect two-storey side extension

NO OBJECTION

h) 17/319/PRE – Southwell Primary School, Sweethill Lane – Pre-application advice on proposed residential development of up to 59 units with mix of market and affordable homes

The application could not be viewed on the Borough website.

RESOLVED – that the Council write to the Borough to that effect with only twenty-one days being allowed for observations on a large housing scheme

i) 17/220/FUL – 2 Weston Street – Alterations and change of use from A1 (Hairdressers) to residential accommodation

NO OBJECTION

j) 17/270/OUT – Portland Lodge Hotel, Easton Lane –Outline application for demolition of existing building & erection of 24 no. flats with associated parking & amenity

NO OBJECTION, subject to a visit by the Borough Planning Committee

The Committee had reservations that the timber cladding specified for part of the building was not wholly in keeping with the neighbourhood.

k) 16/704/NOTS – Weymouth and Portland – Removal of twelve public payphones

The Clerk was asked to enquire whether there was still opportunity to consult the public and report back.

l) 17/017/RES – Redundant buildings at Broadcroft Quarry, Bumpers Lane – Approval of all reserved matters for outline approval WP/14/00330/FUL – Demolition of existing redundant industrial buildings and erect 7 no. residential dwellings including affordable housing

OBJECTION, on the grounds that the outline application was only for 64 dwellings, now increased to 71, which seemed excessive, overdevelopment, the height of the buildings was obtrusive to the local character and there was a lack of appropriate consultation with the Dorset Wildlife Trust

The Chairman undertook to consult with the Borough about a perceived lack of support in dealing with this application.

2567 – PLANNING CONTRAVENTION ISSUES

Hut 45, Crown Field

The Clerk reported briefly on the matter, which remains ongoing.

(Cllr. Reynolds left the meeting at 9.30 pm.)

2568 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

17/298/FIL – Bowers Mine, Weston – An underground mine extension from the face of the existing Jordans Mine below ground, linking underground into Bowers Mine, extending driveways beneath the highway and creating portals into the existing Bowers Quarry to extract dimension stone from Portland Freestones

NO OBJECTION. Cllrs. Cocking and Draper did not vote.

2569 – PLANNING OFFICER SCHEME OF DELEGATION

Mr Matthews reported on a DAPTC meeting he had attended which included an item on changes to Borough planning procedures. Information about this had not been forthcoming and Mr Matthews speculated that the Borough was reconsidering these procedures.

2570 – GOVERNMENT WHITE PAPER, “FIXING OUR BROKEN HOUSING”

Mr Matthews commented that the NALC questionnaire only referred to certain aspects of the White Paper. He inferred that NALC were aiming to produce a situation where housing would only be considered with Local and Neighbourhood Plans in place.

RESOLVED – that Cllrs. Draper and Thurston consider Mr Matthews’s draft response, copies to all members, and decide whether it should be submitted.

2571 – DATE OF NEXT MEETING

The Committee’s next meeting is scheduled to be held on Wednesday, 24th May 2017 at the Council Offices, Easton, starting at 7.00 pm.

The meeting ended at 9.45 pm.

Signed
(Chair)

Dated.....

MINUTE UPDATE

a) Minute 2565 – Neighbourhood Plan

The Committee's recommendation was due to be considered by the Town Council at its meeting on 17th May.

b) Minute 2566(h) – 17/319/PRE – Southwell Primary School

A letter was written to the Borough dated 2nd May, but no reply has been received.

The planning application may still not be viewed on the Dorset for You website. It has been suggested that the Borough's notification of the scheme to this Council may have been due to an administrative error at the Borough.

c) Minute 2566(k) – 16/704/NOTS – Removal of Public Payphones

The inclusion of this item on last month's agenda seems to have been an administrative error on my own part. The application is not listed on the Dorset for You website. The documents provided offered little hope that any further enquiry would be entertained and I have not followed it up with BT, partly through lack of time, partly because past experience of BT has been that their telephone answering service is labyrinthine.

d) Minute 2569 – Borough Planning Officer Scheme of Delegation

No further information has been received.

Portland Town Council Applications

Date Valid	Application No	Location and Proposal	Applicant and Agent's Name
4/4/2017	17/263/OUT	Land east of Avalanche Road Erect eight dwellings	DSA Developments Steven Jones Plan Design
PTC Recommendation.....			
3/5/2017	17/354/COU	Portland Roads Hotel, Castletown Change of use of fourteen bedroom HMO to residential accommodation for visiting school & young people's groups	Mr Robert Crates
PTC Recommendation.....			
3/5/2017	17/371/OUT	Land rear of 82B-82D Wakeham Erection of five bungalows	Portland Stone Firms Ltd Richard Burgess Associates Ltd
PTC Recommendation.....			