

PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING HELD ON
THURSDAY 23RD JUNE 2010**

PRESENT: Councillors G. Duncan (Chair), Mrs J. Collinge, M. Gosling, D. Thurston and Mrs S. West.

IN ATTENDANCE: Ian Looker (Town Clerk) and Robert Lennis (Weymouth & Portland Borough Council).

1745 – APOLOGIES FOR ABSENCE

Apologies were received from Councillors Mrs S. Bradley, R. Denton-White and R. Hughes.

1746 – DECLARATIONS OF INTEREST

Cllr. Gosling declared a prejudicial interest in planning application 10/297/FUL, and Cllr. West a personal interest in planning application 10/382/COU.

1747 – MINUTES OF THE MEETING HELD ON 20TH MAY 2010

The resolution of minute 1740(f) should have read "...and it is **not** an appropriate place for residential accommodation..." With this amendment the minutes were formally agreed and signed as a correct record.

1748 – 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
09/579/LBC	No Objection	Pending
09/594/FUL	No Objection	Pending
10/172/FUL	No Objection	Approved
10/184/FUL	No Objection	Approved
10/190/COU	Objection	Approved, temporarily for one year
10/192/FUL	No Objection	Approved
10/205/LBC	No Objection	Approved
10/206/FUL	No Objection	Pending
10/216/FUL	No Objection	Approved

The Planning Officer then advised members on the progress of applications that had been considered at the meeting of 20th May 2010 as follows:-

Application No.	Town Decision	Borough Decision
10/201/FUL	No Objection	Pending
10/202/FUL	No Objection	Pending
10/211/TPO	No Objection	Permitted
10/239/FUL	No Comment	Approved
10/251/COU	Objection	Pending

10/252/FUL	No Objection	Approved
10/254/TRCON	No Objection	No Objection
10/263/FUL	No Objection	Refused
10/264/NONMAT	No Comment	Pending

The Planning Officer also advised members that application 10/133/FUL, objected to by the Town, had been given temporary consent for two years. The details of applications 10/134/FUL and 10/135/FUL, objected to by the Town but approved by the Borough, were available at the meeting, should anyone wish to have seen them.

a) Minute 1739(a) – Application 10/151/FUL

The application had been withdrawn and a new application was being prepared.

b) Minute 1739 (b) – Portland Castle

The matter was now with the enforcement officer, but only progressing slowly.

c) Minute 1739(c) – 8 Avalanche Road

An application for the work being carried out was to be presented for discussion later in the meeting.

1749 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 10/258/FUL – New Star Inn, 115 Fortuneswell – Alteration/demolition of skittle alley and erect three dwellings

OBJECTION, on the grounds of overdevelopment in relation to the narrowness of the road, lack of parking and the effect on neighbouring properties

b) 10/259/LBC – New Star Inn, 115 Fortuneswell – Alterations/demolition of skittle alley and erect three dwellings

OBJECTION, on the grounds of its adverse effect on the setting

c) 10/272/FUL – 63 Weston Road – Repair and rebuild stone wall and reinstate gate

NO OBJECTION

(Cllr. Gosling withdrew from the meeting. This rendered the meeting inquorate.)

d) 10/297/FUL – 2 Tillycombe Road – Erect side and rear garden fence (retrospective)

RECOMMENDED – NO OBJECTION. The Committee stated it was unhappy about the retrospective nature of the application.

(Cllr. Gosling rejoined the meeting.)

- e) 10/331/FUL – 91 Weston Road – Erect rear garage
OBJECTION, on the grounds of its size, design and siting, being out of keeping with the conservation area and outside the curtilage of the existing building
- f) 10/340/FUL – Fairfield Day Centre, East Street – Erect level deck to south of site
NO OBJECTION
- g) 10/349/BHUTS – Land at Butt Hay, access track to Fields 758 and 766 – 769, Portland Bill – Retention of beach hut
NO OBJECTION
- h) 10/361/FUL – Land at junction of Weston Street – Erect stable building (retrospective, resubmission)
NO OBJECTION, subject to five years temporary consent
- i) 10/362/FUL – Royal Breakwater Hotel, Castletown – Demolition of outbuilding and erect new dwelling with parking
NO OBJECTION, subject to the comments of the conservation and highways officers and the Environment Agency, together with clarification on the nature of access to the first floor flat
- j) 10/363/LBC – Royal Breakwater Hotel, Castletown – Demolition of outbuilding and erect new dwelling with parking
NO OBJECTION, subject to the comments of the conservation officer
- k) 10/364/TPO – 5 Delhi Lane – 20% crown reduction of silver birch (T3)
NO OBJECTION
- l) 10/365/ FUL – 1 Greenhill Terrace – Conversion of annexe to provide two-storey extension (resubmission)
NO OBJECTION, subject to the comments of the highways and conservation officers
- m) 10/382/COU – Portland Spa, Enterprise House, West Way – Change of use from hotel to independent restaurant (Class A3) and associated assembly and leisure spaces (Class D2) (retrospective)
NO OBJECTION
- n) 10/384/FUL – 8 Avalanche Road – Pitched roof canopy to front (part retrospective)
NO OBJECTION
- o) 10/309/ADV – Portland Heights Hotel, Yeates Road – Non-illuminated fascia sign
OBJECTION, on the grounds that it is not in keeping with the design of the building or the character of the area
- p) 10/428/FUL – 7 Castle Road – Install platform lift
NO OBJECTION

1750 – PLANNING CONTRAVENTION ISSUES

Cllr. Duncan enquired whether the building behind the Boscawen Centre had received planning permission. The Planning Officer agreed to investigate.

1751 – CONSULTATION ON PLANNING APPLICATION NOTIFIED BY DORSET COUNTY COUNCIL

10/394/DCC – Site of former Upper Osprey Naval Base, Portland Port, Castletown – Variation of Condition 2 of Planning Consent 07/319/MINS (the consent for the creation of underground storage caverns and associated infrastructure for the storage of natural gas at Upper Osprey) so that the surface water and ground water drainage proposals (vital for ensuring the stability of the hillside) can be discharged separately for different phases of the construction of the surface facilities and infrastructure

RESOLVED – NO OBJECTION

1752 – INFORMATION ITEMS

Because the intended training session prior to the meeting had not taken place due to lack of numbers it was agreed that a Powerpoint training session would be held at 6.30pm before the next Committee meeting.

1753 – DATE OF NEXT MEETING

The next meeting of the Committee will take place on Wednesday, 21st July 2010, starting at 7pm. A training session for members will precede this, starting at 6.30pm.

The meeting ended at 8.45pm.

Signed..... Dated.....
(Chair)