

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN THE PETER TRIM HALL, ST. GEORGE'S CENTRE, REFORNE, ON THURSDAY, 17TH DECEMBER 2015 AT 7.00 PM

PRESENT: Councillors D. Thurston (Chairman), Ms J. Atwell, Mrs S. Cocking, J. Draper, Ms S. Lees (from 7.05 pm), R. Nowak and R. Wild.

IN ATTENDANCE: Ian Looker (Town Clerk), Chris Moscrop (Weymouth & Portland Borough Council) and Andy Matthews (Neighbourhood Plan Working Group)

2383 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. G. Chadwick, C. Flack, C. Gover, Mrs S. Reynolds and A. Sergison, together with Cllr. Kate Wheller (Weymouth & Portland Borough Council)

2384 – DECLARATIONS OF INTEREST

Cllr. Wild declared a personal interest in planning application 15/767/FUL – Land to south of Augusta Road as a resident of Augusta Road and having corresponded with the Borough Council in its conservation area consultation.

2385 – MINUTES OF THE MEETING HELD ON 25TH NOVEMBER 2015

The minutes were formally agreed and signed as a correct record.
(For: 5 votes, Against: 0 votes, Abstentions: 1 vote)

(Cllr. Lees joined the meeting.)

2386 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING

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

Application No.	Town Decision	Borough Decision
14/887/OUT	Postponed	Approved
14/1020/COU	No Objection	Pending
15/083/OUT	Objection	Pending
15/366/DCC	No Objection	Pending
15/368/FUL	Objection	Refused
15/392/FUL	No Objection	Pending
15/497/OUT	Objection	Pending
15/533/FUL	Objection	Pending
15/556/FUL	No Objection	Refused
15/713/FUL	Objection	Pending
15/391/FUL	No Objection	Pending
15/630/FUL	No Objection	Pending
15/691/FUL	Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 25th November 2015 as follows:-

15/619/OUT	Objection	Approved
15/638/FUL	Objection	Pending
15/639/LBC	No Objection	Pending
15/694/RES	Objection	Pending
15/703/FUL	Objection	Pending
15/718/FUL	No Objection	Pending
15/744/FUL	No Objection	Pending
15/753/FUL	No Objection	Pending
15/757/FUL	No Objection	Pending
15/761/FUL	No Objection	Pending
15/787/HAZ	No Objection	Pending
15/800/FUL	No Objection	Pending
15/816/FUL	No Objection	Pending

a) Minute 2379(a) – 15/619/OUT: Land East of 151 Weston Street

The Planning Officer commented on the contrary decision. It had been approved by the Borough because of the shortfall in housing provision. Though outside the development boundary it was considered not to have a significant impact to justify refusal of permission. Committee members expressed their concern at the decision. In particular Cllr. Nowak referred to the “creep” of building development across an open gap of countryside. The Planning Officer highlighted the difficulty of defending a decision against the Planning Inspectorate.

b) Minute 2380(c) – Weston Street

Cllr. Cocking reported that after correspondence with the Borough the issue had been resolved to her satisfaction.

2387 – NEIGHBOURHOOD PLAN

Mr Matthews gave notice of a public meeting to discuss the Economic Vision at the Heights on 12th January 2016 at 7.00 pm.

He also reported that the addition of input from the consultant should now lead to the formulation of Plan policies.

2388 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 15/767/FUL – Land to south of Augusta Road – Erection of 22 no. dwellings for social housing purposes

OBJECTION, on the grounds that the Planning Inspector had previously said the site was on an important open space, the volume of traffic along a narrow roadway and the lack of sustainability, including amenities such as shops, a school or a bus service (7-0-0)

The Committee also noted that a request the members had made some months ago for the area to be designated a conservation area had gone unheeded.

The Clerk was asked to write to the Director responsible for planning matters expressing concern that the conservation area consultation responses had not been processed and requesting that it be given priority.

b) 15/778/FUL – Land to the rear of 13, 15 and 17 Easton Street – Erect three holiday let units, artist studio and store

NO OBJECTION, subject to the comments of the highways officer (7-0-0)

c) 15/819/FUL – 7A Greenhill Terrace – Installation of bifold doors and juliet balcony on front elevation at second floor level

NO OBJECTION, subject to the comments of the conservation officer (5-2-0)

d) 15/829/FUL – 9 Shepherd's Croft – Erect new porch and extend the existing hardstanding

NO OBJECTION (7-0-0)

2389 – PLANNING CONTRAVENTION ISSUES

There were none.

2390 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were no applications.

2391 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 27th January 2016, starting at 7.00 pm.

The meeting ended at 8.00 pm.

Signed
(Chair)

Dated.....