

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD ON WEDNESDAY, 20TH NOVEMBER 2013

PRESENT: Councillors R. Wild (Chair), R. Hughes, A. Matthews (from 7.20pm), R. Nowak and Mrs S Reynolds

IN ATTENDANCE: Ian Looker (Town Clerk) and Jo Riley (Weymouth & Portland Borough Council)

2126 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. L. Ames, Mrs R. Barton and R. Denton-White, together with Cllr. Kate Wheller (Weymouth & Portland Borough Council and Dorset County Council).

2127 – DECLARATIONS OF INTEREST

Cllr. Nowak declared a personal interest in application no. 13/754/DCC – Jordan's Quarry and Mine.

2128 – MINUTES OF THE MEETING HELD ON 23RD OCTOBER 2013

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

2129 – 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
11/620/MINS	No Objection	Pending, awaiting legal agreement
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/721/OUTMAJ	No Objection	Pending, awaiting legal agreement
13/297/DCC	No Objection	Pending
13/410/FUL	No Decision	Pending
13/560/LBC	No Decision	Pending
13/577/LBC	No Decision	Pending

She then advised on the progress of applications that had been brought to the meeting of 23rd October 2013 as follows:-

13/552/FUL	Objection	Deferred
13/573/VOC	No Objection	Approved
13/575/FUL	No Objection	Approved
13/576/OUT	Objection	Refused
13/587/FUL	No Objection	Approved

13/593/FUL	No Objection	Approved
13/608/FUL	No Objection	Approved
13/569/FUL	No Objection	Approved
13/632/FUL	No Objection	Approved
13/642/FUL	Objection	Pending
13/656/FUL	No Objection	Approved

a) Minute 2122(a) – Beach Hut by Culver Stream

The Planning Enforcement Officer had reported that the hut in question had been in place for more than four years, so nothing further could be done about it. Some reservations were expressed about how long the beach hut had been on the site, but it was accepted that that was the end of the matter.

b) Minute 2122(b) – Infilling of Former Railway Line, Bottomcombe

The Planning Officer said the related planning application had been refused and the Clerk was asked to follow up his previous letter to the Rights of Way Officer at the County.

2130 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 13/599/FUL – Hut 13, Field 768, access track to Fields 758 and 766-769, Portland Bill – Replacement beach hut
NO OBJECTION

b) 13/671/FUL – Land adjoining 1A Avalanche Road – Construct single two-storey dwelling to end gable of existing house
NO OBJECTION

(Cllr. Matthews joined the meeting.)

c) 13/672/FUL – 156 Church Ope Road – Erect single-storey rear extension, associated works to existing terraces and new cantilevered decking area
NO OBJECTION

d) 13/689/COU – 3 Mereside – Change of use from Class B1 (Business) / B2 (General Industrial) to Class D2 (Assembly and Leisure) to facilitate a gym
NO OBJECTION

e) 13/690/ADV – 3 Mereside – Two fascia signs
NO OBJECTION

f) 13/697/FUL – 20 Isle Road – Erect front extension to extend kitchen and wall to front of newly-formed parking area to house bin storage
NO OBJECTION

g) 13/705/FUL – Ferrybridge Marine Services, Portland Beach Road – Siting of temporary building for office / marine sales for a period of two years
OBJECTION, on the grounds of visual impact and strategic location. The Committee would welcome an application for a permanent building of appropriate character.

h) 13/706/VOC – Ferrybridge Marine Services, Portland Beach Road – Retention of café building without compliance with condition 1 of previous planning permission 11/757/FUL requiring removal by 30th November 2013
OBJECTION, on the grounds of visual impact and strategic location

i) 13/739/FUL – 8 Avalanche Road – Form a raised patio, single-storey extension with balcony over, first floor extension with balcony over
OBJECTION, on the grounds of overdevelopment

j) 13/752/FUL – Hut 10, Field 763, access to Fields 730 and 764 – Retention of beach hut
NO OBJECTION

2131 – PLANNING CONTRAVENTION ISSUES

a) Hamm Beach Road

The Planning Officer reported that the enquiry into someone apparently resident on the road was continuing.

b) 14B Hamm Beach Road – Shipping Containers for providing oxygen

The Enforcement Officer had advised that the scheme had been granted planning permission and the breach of planning control had ceased.

2132 – CONSULTATION ON PLANNING APPLICATIONS ETC NOTIFIED BY DORSET COUNTY COUNCIL

a) 13/754/DCC – Jordan's Quarry and Mine, Easton Lane – An underground mine extension from the face of the existing mine below ground, extending driveways beneath the highway to extract dimension stone from Portland Freestones (underground extension beneath the “tennis court” of the Royal Manor campus)

NO OBJECTION, subject to a review of night working by Dorset County Council and the comments of the highways and minerals officers.

The Clerk was asked to write to the County querying the choice of consultee councillors approached regarding the scheme.

b) 113/753/DCC – St. George's Primary School, Clarence Road – Retention of modular playgroup building. Previous ref. 08/368/DCC3

NO OBJECTION

2133 – NEIGHBOURHOOD PLAN

Cllr. Matthews reported briefly on the last meeting of the Working Group, including the launch of a new Working Group, largely comprising members of

the public, to start the task of drafting a Plan. He stressed the importance of all development schemes coming under the umbrella of the Neighbourhood Plan project.

2134 – OTHER ISSUES NEWLY ARISING

A letter had been received from Damory towards the starting of a round-the-Island bus service. Cllr. Matthews thought it could only be viable with the help of subsidies from visitor attractions close to the route. The letter will also be brought to the attention of the Marine & Environment Partnership and the Neighbourhood Plan Working Group.

Another letter had been received from the County concerning a fatal road traffic accident that had recently occurred at the Southwell Road junction on Weston Street. The Committee agreed not to make any response.

2135 – DATE OF NEXT MEETING

The next meeting of the Committee will take place on Thursday, 19th December 2013, commencing at 7.00 pm.

The meeting ended at 8.25 pm.

Signed
(Chair)

Dated.....