

## PORTLAND TOWN COUNCIL

### PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL ON WEDNESDAY, 22<sup>ND</sup> APRIL 2015 AT 7.00 PM

**PRESENT:** Councillors R. Wild (Chair), Mrs S. Bradley, G. Chadwick, R. Hughes, Ms S. Lees, A. Matthews, R. Nowak and Mrs S. Reynolds

**IN ATTENDANCE:** Ian Looker (Town Clerk), Chris Moscrop (Weymouth & Portland Borough Council) and three members of the public.

#### **2298 – APOLOGIES FOR ABSENCE**

There were none.

#### **2299 – DECLARATIONS OF INTEREST**

Cllr. Matthews declared an interest as chair of the Neighbourhood Plan Working Group. Cllr. Lees declared an interest in application 15/083/OUT as an acquaintance of the applicant and 15/183/OUT as a lessee of the applicant.

#### **2300 – MINUTES OF THE MEETING HELD ON 25<sup>TH</sup> MARCH 2015**

The minutes were formally agreed and signed as a correct record.  
(For: 6 votes, Against: 0 votes, Abstentions: 1 vote)

#### **2301 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING**

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

<b>Application No.</b>	<b>Town Decision</b>	<b>Borough Decision</b>
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/721/OUTMAJ	No Objection	Pending, awaiting legal agreement
14/887/OUT	Postponed	Pending
14/1013/FUL	No Objection	Pending
14/1014/LBC	No Objection	Pending
14/1033/OUT	No Objection	Pending
14/989/OBL	Objection	Pending
14/990/OBL	Objection	Pending
14/988/OBL	Objection	Pending
15/008/DCC	No Objection	Pending
15/035/FUL	Objection	Refused
15/051/FUL	No Objection	Approved
15/052/FUL	No Objection	Approved
15/070/FUL	No Objection	Approved

He then advised on the progress of applications that had been brought to the meeting of 25<sup>th</sup> March 2015 as follows:-

15/001/FUL	No Objection	Pending
15/039/FUL	No Objection	Pending
15/045/FUL	No Objection	Pending
15/057/FUL	No Objection	Approved
15/064/FUL	No Objection	Pending
15/068/FUL	No Objection	Approved
15/092/FUL	No Decision	Pending
15/095/FUL	No Objection	Approved
15/110/FUL	Objection	Pending
15/125/FUL	No Objection	Pending
15/127/FUL	Objection	Pending
15/141/FUL	No Objection	Pending
15/147/OBL	Objection	Withdrawn
15/172/FUL	No Objection	Pending

#### **Minute 2291(b) – IPACA Sports Hall**

The Planning Officer said he had asked IPACA to let the Clerk know about the colour of the render to be used on the sports block, but no message had been received to date.

#### **2302 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

a) 14/985/FUL – Perryfield Works Complex, Pennsylvania Road – Additional six garages

**NO OBJECTION** (6-1-0)

b) 14/1020/COU – Weymouth & Portland National Sailing Academy, Hamm Beach Road – Parking of camper vans and caravans for use in connection with activities undertaken at the Academy

**NO OBJECTION**, conditional on temporary permission for three years, based on the advice of the Environment Agency, and that the parking is only in connection with the activities of the Sailing Academy (6-0-1)

c) 15/083/OUT – Land north of disused lime kiln, Inmosthay – Erect dwelling house (outline application)

**OBJECTION**, on the grounds of being outside the development boundary and within an industrial space (2-0-5)

d) 15/099/COU – 14A Hamm Beach Road – Change of use from office / retail unit to cafe

**NO OBJECTION** (7-0-0)

e) 15/151/FUL – 15 Castletown – Install replacement shop front

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

f) 15/171/FUL – Land to north of (OS Field 2647) Bill Road – Permanent permission for wooden stable block located in field OS 2647. This follows three temporary permissions granted for the same use  
**NO OBJECTION** (7-0-0)

g) 15/182/FUL – 82 Greenways – Erect dwelling  
**NO OBJECTION**, subject to the comments of the highway officer and residential amenities comments (5-0-2)

h) 15/183/OUT – Land adjacent to 88 Avalanche Road – Erect ten two-storey cottages and access road with relocation of remaining allotments to land at the rear of the site  
**OBJECTION**, on the grounds of being outside the development boundary, tending to close an important open gap between Weston and Southwell, loss of a wildlife corridor, loss of potentially mineable quarry stone reserves, relocation of allotments to contaminated land and the impact of their being on contaminated land (6-0-1)

i) 15/193/FUL – Land to the rear of 95 to 113 Wakeham – Erect three new dwellings (resubmission)  
**NO OBJECTION**, subject to the comments of the conservation officer (7-0-0)

j) 15/202/FUL – Rear of 9-11 Easton Street – Erect dwelling (revised dwelling on plot 1)  
**NO OBJECTION** (7-0-0)

k) 15/207/FUL – 42 High Street, Fortuneswell – Alterations to outbuilding including raising roof and new boundary wall next to Spring Gardens  
The Committee deferred detailed consideration of this application, but expressed concerns about the choice of materials and height of the roof.

l) 15/211/FUL – Land to the rear of 5 Park Road – Erect dwelling  
**NO OBJECTION** (7-0-0)

m) 15/213/LBC – HM YOI, The Grove – Removal of windows to enable installation of smoke vents  
**NO OBJECTION** (7-0-0)

n) 15/231/FUL – 23 Sweet Hill Road – Erect dwelling (resubmission)  
**OBJECTION**, on the grounds of overdevelopment (6-0-1)

o) 15/263/FUL – 149 Fortuneswell – Rear extension to relocate kitchen  
**NO OBJECTION** (7-0-0)

p) 15/276/DOM – 40 Grove Road  
No decision required

q) (Additional) 14/929/OUT – Ferrybridge Inn, Portland Road, Weymouth – Outline planning application (appearance and landscaping being reserved

matters) for the demolition of the existing public house and construction of up to 22 residential units, car and cycle parking, waste storage areas and landscaped communal courtyard, with new vehicular access from Ferryman's Way, new landscaped open space

Cllr. Matthews remarked that it was outside the boundary of the Neighbourhood Plan, but he had made representations to the planning inspector of the need for a proper traffic assessment study, because the application had a direct relevance to traffic entering and leaving the Island.

The Planning Officer encouraged members to read the inspector's associated report on the application. There were problems attached to opposing his conclusions. He added that it was possible for an alternative route to be devised independent of what happened at the Ferrybridge.

r) Mereside, Osprey Quay – Proposed telecommunication installation upgrade (Pre-application)

**NO OBJECTION**, subject to radiation checks

### **2303 – PLANNING CONTRAVENTION ISSUES**

#### **Verne Cistern and Tunnels**

The Clerk had received a complaint from Mr Broadhurst that nothing had been done to remedy several problems at the site.

Cllr. Wild said that the cistern had been bricked up with the wrong choice of materials and without consulting the Town Council. There was now graffiti on the walls and a dumpy bag of rubbish in the vicinity.

The Planning Officer undertook to speak to Mr Dallison about the problems and requested from the Clerk a map showing their location.

### **2304 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

#### **a) Parking in Easton Square**

Members discussed the issue raised by Mr Luther and the response received from the Borough. The Clerk was asked to write to Dorset Highways about the matter.

#### **b) Alterations to Footpath 89**

**NO OBJECTION** (7-0-0)

### **2305 – NEIGHBOURHOOD PLAN**

Cllr. Matthews gave a brief report. He said that the Working Group was pressing on with the economic side of the Plan. He also mentioned that he is in conversation with the County about their proposed sale of Underhill Junior School and had registered a community interest.

**2306 – DATE OF NEXT MEETING**

The Committee's next meeting is scheduled to be held on Wednesday, 27<sup>th</sup> May 2015, starting at 7.00 pm.

The meeting ended at 9.10 pm.

Signed .....  
(Chair)

Dated.....