

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 22ND NOVEMBER 2017 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Susan Cocking, Jim Draper, Ray Nowak, Sandra Reynolds and Rod Wild

IN ATTENDANCE: Ian Looker (Town Clerk) and Andy Matthews (Neighbourhood Plan Working Group)

2642 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr. Chris Gover, together with Cllr. Katharine Garcia (Dorset County Council.)

2643 – DECLARATIONS OF INTEREST

Cllr. Cocking declared a non-pecuniary interest in application 17/880/DCC – Land Beneath Weston Road – Extension to Jordan’s Mine.

Mr Matthews declared a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

2644 – MINUTES OF THE MEETING HELD ON 25TH OCTOBER 2017 Minute 2637(f)

Cllr. Flack pointed out that the application number should have read 17/664/CLP. With this amendment the minutes were formally agreed and signed as a correct record.

2645 – 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
16/501/VOC	Objection	Pending
17/037/OFF	No Objection	Now 17/593/FUL
17/323/FUL	Objection	Approved
17/270/OUT	No Objection	Pending
17/371/OUT	Objection	Pending
17/451/FUL	Objection	Pending
17/501/FUL	Objection	Refused
17/537/FUL	Objection	Refused
Commons Act, s38	No Objection	Pending
17/593/FUL	No Objection	Pending
17/597/FUL	No Objection	Approved
17/631/FUL	No Objection	Pending
17/637/FUL	Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 25th October 2017:-

17/618/VOC	Objection	Pending
17/645/OUT	Objection	Refused
17/655/FUL	No Objection	Pending
17/664/CLP	No Objection	Approved
17/666/FUL	No Objection	Pending
17/691/FUL	No Objection	Approved
17/725/FUL	No Objection	Approved

2646 – PUBLIC PARTICIPATION

There was none.

(Mr Matthews withdrew from the meeting.)

2647 – ORDER OF BUSINESS

In Mr Matthews' absence the Chairman brought forward Agenda Item 10 for discussion.

2648 – HIGHWAY ISSUES

Proposed Crossing on Easton Lane

It was proposed by Cllr. Nowak and **RESOLVED** – that the Committee supports the request for a crossing on Easton Lane and suggests a wider review of traffic requirements in the vicinity.

(Mr Matthews rejoined the meeting.)

2649 – NEIGHBOURHOOD PLAN

a) First Consultation Version

Cllr. Draper advised that amendments would be made to accommodate the comments of the mineral planning authority.

RESOLVED – that the First Consultation Version be approved in its amended form.

b) Policies CR1 and CR2

RESOLVED – that the draft letters to be sent to landowners and other interested parties be approved.

c) Allotments

The agenda paper on allotment sites was received.

Mr Matthews also presented a proposed programme of more than twenty events around the Island at which the public could obtain information on the Plan. This was approved. The Plan would be divided under subject headings so that residents could comment just on those topics in which they were interested.

Members were reminded that this initial round of local consultation on the Neighbourhood Plan is aimed at identifying and updating our understanding of the local planning matters and locations that have the support, or otherwise, of the community. This would enable the Council to be more certain of the current "issues" that need addressing and better reflect the local planning agenda in the next, presubmission, version of the Plan.

(Cllr. Draper left the meeting at 7.35 pm.)

2650 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 17/732/ADV – Sites for Advertisements, Portland Beach Road and Lerret Road – Four hoarding signs and two flags

NO OBJECTION, subject to temporary approval for eighteen months

b) 17/735/FUL – Hut 23, Field 766, Access Track to Fields 758 and 766 to 769, Portland Bill – Erection of larger replacement beach hut

OBJECTION, on the grounds of overdevelopment and not a like-for-like replacement

c) 17/738/FUL – Maritime House, West Way, Southwell Business Park – Change of use C1 to C3 with associated works to form four flats on first and second floor

OBJECTION, on the grounds that the site is a designated employment area

d) 17/746/FUL – 35 Easton Square – Division of building into two and alterations to the shopfront, including a new entrance door

NO OBJECTION

e) 17/751/VOC – 38 Easton Street – Change of use of shop to veterinary practice without compliance with condition 2 of planning permission ref. 4/87/653/COU

NO OBJECTION, which is conditional. The Committee supports the change of use to a veterinary practice, but had no information available to comment on condition 2.

f) 17/760/LBC – Alma Terrace – Upgrading of fire alarms / detection system, fire doors to be fitted as doors off communal staircase / halls and replace front cast iron guttering

NO OBJECTION

g) 17/768/FUL – 1 Shortlands – Erection of dwelling

NO OBJECTION

h) 17/777/FUL – 18 Cove Cottages – Demolition of existing garden wall and formation of hard-standing parking platform and garden terrace

NO OBJECTION

i) 17/781/RES – 8A Sweet Hill Road – Application of reserved matters, access, appearance, landscaping, layout and scale of planning permission 16/394/OUT: Erection of dwelling

NO OBJECTION

j) 17/783/RES – Land on north side between 12 and 14 Woolcombe Road – Approval of reserved matters, appearance and landscaping of planning permission 13/801/OUT: Erect three dwellings (re-submission)

OBJECTION, on the grounds of overdevelopment with little possibility of adequate landscaping

k) 17/860/VOC – Prince Andrew House, Ayton Drive – Proposed amendments to approval ref. 02/703/FUL and subsequent schemes 05/883/RELAX and 06/876/FUL with unit numbers to remain at 363, to include alterations to Atlantic House health club and surrounding flats, incorporation of flats in Block C, addition of balconies and alterations to the layout of Prince Andrew House (incl. omission of retail unit). Variation of plans list condition of planning application 07/731/FULMAJ

NO OBJECTION

l) Search and Rescue Base

RESOLVED – that the comments of the Planning Officer be noted.

m) 17/635/FUL – Hut 35, Butt Hay, access track to Fields 758 and 766, Portland Bill – Proposed extension to form cassette toilet and relocation of existing tool store

OBJECTION, on the grounds of overdevelopment and visual impact

n) 17/765/FUL – 14 Easton Street – Change of use of the first floor accommodation to extend beauticians' treatment areas

NO OBJECTION

2651 – PLANNING CONTRAVENTION ISSUES

Cllr. Wild drew attention to the demolition of a pill-box on the Port site and believed to be a listed building. It was agreed the Council would write to the Port requesting its reinstatement and a statement from the Port on the future of its other heritage items. Historic England would be sent a copy of the letter.

2652 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

17/880/DCC – Land Beneath Youth & Community Centre, Weston Road, Weston, Portland – Extension of Jordans Mine beneath the former Youth & Community Centre

NO OBJECTION

2653 – BRACKENBURY INFANTS SCHOOL

RESOLVED – that the field and car park be nominated as a Local Green Space.

2654 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on **Thursday, 14th** December 2017 in the **Weston Room**, Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 8.50 pm.

Signed

(Chair)

Dated.....