

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL ON WEDNESDAY, 24TH JUNE 2015 AT 7.00 PM

PRESENT: Councillors D. Thurston (Chairman), Ms J. Atwell, G. Chadwick, Mrs S. Cocking, C. Flack, C. Gover, R. Hughes, Ms S. Lees, Mrs S. Reynolds, D. Symes and R. Wild.

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

2319 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr. J. Draper.

2320 – DECLARATIONS OF INTEREST

Cllr. Lees declared a pecuniary interest in application 15/366/DCC as an owner of land above the proposed mine workings.

2321 – MINUTES OF THE MEETING HELD ON 27TH MAY 2015

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

2322 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING

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

Application No.	Town Decision	Borough Decision
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/721/OUTMAJ	No Objection	Pending, awaiting legal agreement
14/887/OUT	Postponed	Pending, awaiting legal agreement
14/989/OBL	Objection	Pending
14/990/OBL	Objection	Pending
14/988/OBL	Objection	Pending
15/008/DCC	No Objection	Approved
15/039/FUL	No Objection	Pending
15/064/FUL	No Objection	Approved
15/127/FUL	Objection	Pending
15/172/FUL	No Objection	Approved
14/1020/COU	No Objection	Pending
15/083/OUT	Objection	Pending
15/151/FUL	No Objection	Pending
15/183/OUT	Objection	Pending
15/193/FUL	No Objection	Refused

15/202/FUL	No Objection	Approved
15/207/FUL	Deferred	Pending
15/263/FUL	No Objection	Approved

The Planning Officer then presented further information regarding applications 15/205/FUL and 15/206/LBC – Steward’s Accommodation, South Portland Working Men’s Conservative Club, 4 Easton Square – Second floor extension and alterations

RESOLVED – No Objection (For: 8 votes, Against: 0 votes, Abstentions: 3 votes)

He next advised on the progress of applications that had been brought to the meeting of 27th May 2015 as follows:-

15/233/FUL	No Objection	Approved
15/235/FUL	No Decision	Approved
15/250/FUL	Objection	Pending
15/260/FUL	No Objection	Approved
15/272/FUL	No Objection	Pending
15/273/FUL	No Objection	Approved
15/298/FUL	No Objection	Pending
15/306/FUL	No Objection	Approved
15/309/FUL	Objection	Refused
15/334/FUL	No Objection	Approved
15/207/FUL	Objection	Pending
15/242/FUL	Objection	Refused
15/310/COU	Objection	Pending

a) Minute 2311(a) – Verne Cistern and Tunnels

The Committee was advised to seek further information from Mr G. Northcote, Property Services at the Borough.

b) Minute 2311(b) – Parking in Easton Square

The Clerk was requested to write again to the County for a response.

c) Minute 2311(c) – Sale of Underhill Junior School

Mr Matthews reported that the Portland Community Partnership had had the building’s asset registration approved up to 22nd July. If the Partnership’s bid can be substantiated it has six months to raise the money necessary.

2323 – ORDER OF BUSINESS

The Chairman agreed to take Agenda Item 8 – Neighbourhood Plan as the next item of business.

2324 – NEIGHBOURHOOD PLAN

Mr Matthews reported that the recommendation from the Plan Management Group that a project management approach be adopted had been agreed by Council. The next step would be to hire a consultant from the two named professionals or the Borough.

He also undertook to pass the accumulated consultations file to the Clerk, should any member wish to view it.

2325 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 15/212/FUL – Masonic Hall, Victoria Square – Proposed single-storey rear extension to provide improved facilities including internal alterations

NO OBJECTION (11-0-0)

b) 15/352/FUL – 4 Longstone Close, Southwell – Convert garage and amend flat roof to pitched, provide a covered porch and erect a rear extension

NO OBJECTION (11-0-0)

c) 15/368/FUL – 173-181 Brandy Row – Demolish existing industrial accommodation, erect nine dwellings, one residential conversion of existing building, car parking and external works (amended scheme)

OBJECTION, on the grounds of the scheme's detrimental impact on the character and appearance of the conservation area and overdevelopment (11-0-0)

d) 15/394/FUL – Hut 26, Field 765, access to Fields 737, 739, 760, 761 and 765, Portland Bill – Renewal of permission to site beach hut

NO OBJECTION, according to the agreed procedure

e) 15/395/FUL – Hut 4, Field 763, access to Fields 730, 764 and 763 – Replacement Beach Hut

NO OBJECTION (11-0-0)

f) 15/400/FUL – 62 Mallams – Replace lean-to shed roof with flat roof, repoint and render boundary wall and shed façade (retrospective)

NO OBJECTION (11-0-0)

g) 15/401/LBC – 62 Mallams – Replace lean-to shed roof with flat roof, repoint and render boundary wall and shed façade, install new wood burner and external light (part retrospective)

NO OBJECTION, subject to the comments of the listed buildings officer (11-0-0)

2326 – PLANNING CONTRAVENTION ISSUES

Cllr. Wild queried again the intended colour of the IPACA sports hall. It was known the building would be rendered, but not the colour of the render. [Subsequently: we are told it will be light grey, to match the stone of the buildings.]

The Planning Officer reported that the application for the removal of the advertising hoardings in Victoria Square and Fortuneswell was proceeding, albeit slowly.

He also took the opportunity to explain to members the personnel changes at the Borough / District affecting planning matters. The new Head of Planning had been asked to review departmental costs, so there was a possibility that

the planning support service provided to the Town Council at present might be replaced by a self-help electronic system.

He also reported that the resident duty planning officer retained at the North Quay Offices would move presently to the Mulberry Centre.

2327 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

**a) 15/366/DCC – Perryfield Quarry, Pennsylvania Road – Extraction of dimension stone by underground mining at land known as “Perryfield”
NO OBJECTION (10-0-1)**

b) Traffic in the Vicinity of Park Estate Road and Greenways

A resident had written about the speed of vehicles in the area and the potential risk to schoolchildren.

In the ensuing discussion it emerged that speed in the area is monitored by PCSOs. It was felt that little more could be done in the circumstances, although Borough Councillor Penny McCartney is trying to introduce speed restrictions. As a former governor of St. George’s Cllr. Gover said the school was aware of the situation, as were the police. It was agreed the Chairman would write to the resident concerned.

c) Parking in Avalanche Road

Several residents had written about perceived dangers arising from the current parking arrangements. They had suggested additional use of double yellow lines. The Clerk was asked to write to Dorset Highways in support of this request.

2328 – DATE OF NEXT MEETING

The Committee’s next meeting is scheduled to be held on Wednesday, 22nd July 2015, starting at 7.00 pm.

The meeting ended at 8.15 pm.

Signed
(Chair)

Dated.....