

PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING HELD ON
WEDNESDAY, 24TH SEPTEMBER 2014**

PRESENT: Councillors R. Wild (Chair), Mrs S. Bradley, G Chadwick, Ms S. Lees and Mrs S. Reynolds

IN ATTENDANCE: Ian Looker (Town Clerk), Chris Moscrop (Weymouth & Portland Borough Council) and one member of the public

2231 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs R. Hughes, A. Matthews and J. Thorner.

2232 – DECLARATIONS OF INTEREST

Cllr. Chadwick declared a non-financial interest in applications 14/698/LBC and 14/699/COU – Old stable block adjacent to Royal Victoria Lodge.

2233 – MINUTES OF THE MEETING HELD ON 27TH AUGUST 2014

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

2234 – 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
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/721/OUTMAJ	No Objection	Pending, awaiting legal agreement
14/252/OUT	No Objection	Pending
14/299/FUL	Objection	Pending
14/161/OUT	No Objection	Pending
14/206/FUL	No Objection	Refused

He then advised on the progress of applications that had been brought to the meeting of 27th August 2014 as follows:-

14/320/FUL	No Objection	Approved
14/357/FUL	No Objection	Approved
14/562/FUL	No Objection	Approved
14/563/FUL	No Objection	Approved
14/579/FUL	No Objection	Approved
14/597/FUL	No Objection	Approved
14/605/FUL	No Objection	Approved
14/660/FUL	No Objection	Pending
14/664/FUL	No Objection	Approved
14/676/FUL	No Objection	Approved

14/688/FUL	No Objection	Approved
14/689/FUL	No Objection	Approved
14/444/FUL	No Objection	Pending
14/496/COU	Objection	Pending
14/539/FUL	No Objection	Pending
14/591/OUT	Objection	Approved
14/627/FUL	No Objection	Pending
14/638/FUL	Objection	Pending
14/671/FUL	No Objection	Pending
14/674/FUL	No Objection	Pending
14/617/OBL	Objection	Pending

The Planning Officer reported that the Borough's policy on affordable housing had been changed to the one in its current adopted Local Plan. He also explained that application 14/206/FUL had been refused because of insufficient affordable housing and its perceived dominance over the neighbourhood. Finally he commented that application 14/591/OUT had been approved by the Borough because all the reasons for refusal had been addressed. He conceded that there was a need to look at the consequence of infringing development boundaries.

a) Minute 2221(b) - Victoria Gardens

Work had started on setting up the gates, but then stopped again.

b) Minute 2221(c) – Ventnor Road

The Clerk reported that the Town Council had rejected the Planning Committee's recommendations and he had not yet sent the revised letter requested.

c) Minute 2224 – Traffic Violations at Exit from Lerret Road into Castle Road

The Clerk had not yet contacted the road safety officer.

d) Minute 2225 – TV Aerials in Alma Terrace Conservation Area

Investigations continue.

e) Easton Square

From the chair Cllr. Wild said the County had responded, declining the Town's request for enhanced traffic calming measures.

2235 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 14/617/OBL – The Windmills Housing Site, Park Road – Application under Section 106BA of the Town & Country Planning Act 1990 (as amended) to modify a planning obligation dated 14th September 2009, a Supplemental Agreement dated 15th March 2010 and a Supplemental Agreement dated 9th February 2012 – i.e. to forgo the affordable housing obligations that were sought

Considered at last meeting.

b) 14/636/FUL – 9 Rufus Way – Erection of dwelling

NO OBJECTION, subject to the comments of the highways officer and the use of sympathetic materials (5-0-0)

c) 14/651/FUL – 33 Westcliff Road – Erection of rear extension

NO OBJECTION (5-0-0)

d) 14/684/FUL – 30 King Street – Erection of rear extension (resubmission)

OBJECTION, on the grounds that the extension is too large and has a detrimental effect on the amenity of neighbouring buildings. The scheme is viewed as overdevelopment and the side window as too large. However the Committee has no objection to an extension in principle (5-0-0)

e) 14/690/FUL – Hut 18, Field 763, access to Fields 730, 764 and 763 – Renewal of planning permission to site beach hut

NO OBJECTION, according to the Committee's agreed planning procedure

f) 14/698/LBC – Old stable block adjacent to Royal Victoria Lodge, Victoria Square – Internal alterations to shop premises and installation of ventilation and extraction equipment

OBJECTION, on the grounds of the impact of the proposed changes on a listed building and the resulting increase in noise (5-0-0)

g) 14/699/COU – Old stable block adjacent to Royal Victoria Lodge, Victoria Square – Change of use of shop premises (Class A1) to hot food takeaway (Class A5)

OBJECTION, on the grounds of the highway impact of casual parking near the bus stop, the impact of the proposed flues and the resulting increase in noise (4-1-0)

h) 14/722/FUL – 41 Mallams – Single-storey rear extension with roof terrace and associated landscaping works

OBJECTION, on the grounds that the extension is too large with a consequent impact on neighbours of loss of light and privacy (5-0-0)

i) 14/741/FUL – 133–135 Chiswell – Alterations and extension to existing buildings to create a new dwelling (revised scheme)

NO OBJECTION (5-0-0)

j) 14/746/FUL – Portland Joinery, rear of 53-57 Chiswell – Infill/extension of existing buildings to form new timber/machine store (retrospective)

NO OBJECTION (5-0-0)

k) 14/748/FUL – Mermaid House, 195 Wakeham – Erection of porch to front elevation – retrospective

NO OBJECTION (5-0-0)

l) 14/754/FUL – NCI Surveillance Station, Higher Light Lane – Siting of an array of sixteen solar panels with compound
NO OBJECTION (5-0-0)

2236 – PLANNING CONTRAVENTION ISSUES

None were raised.

2237 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were no applications to consider.

2238 – HIGHWAYS ACT 1980

a) **Footpath 26**

b) **Bridleways 107 and 108**

The recent Orders were noted.

2239 – NEIGHBOURHOOD PLAN

The Clerk presented a short written report from Cllr. Matthews requesting members' help in gaining more responses to the community and business surveys.

DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held at Easton Methodist Church Hall on Wednesday, 22nd October 2014, starting at 7.30 pm. This is part of a three-meeting experiment with the Neighbourhood Plan Management Group meeting prior to this at the same venue, starting at 6.30 pm.

The meeting ended at 8.40 pm.

Signed
(Chair)

Dated.....