

PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING
HELD AT EASTON METHODIST CHURCH HALL
ON WEDNESDAY, 25TH FEBRUARY 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) and Chris Moscrop (Weymouth & Portland Borough Council)

2278 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr. J. Thorner.

2279 – DECLARATIONS OF INTEREST

Cllr. Lees declared a pecuniary interest in application no. 14/1019/RES. Cllr. Matthews declared his membership of the Neighbourhood Plan Working Group, whose work includes consideration of possible housing developments on the Island.

2280 – MINUTES OF THE MEETING HELD ON 21ST JANUARY 2015

The minutes were formally agreed and signed as a correct record.
(For: 7 votes, Against: 0 votes, Abstentions: 1 vote)

2281 – 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
14/823/FUL	No Objection	Approved
14/993/DCC	No Objection	Approved

He then advised on the progress of applications that had been brought to the meeting of 21st January 2015 as follows:-

14/975/FUL	No Objection	Pending
14/788/FUL	No Objection	Approved
14/887/OUT	Postponed	Pending
14/912/FUL	No Objection	Pending
14/994/FUL	No Objection	Approved
14/1013/FUL	No Objection	Pending
14/1014/LBC	No Objection	Pending
14/1029/FUL	No Objection	Refused
14/1032/OUT	Objection	Pending
14/1033/OUT	No Objection	Pending

14/1036/COU	Objection	Pending
14/1042/FUL	No Objection	Approved
14/1049/FUL	No Objection	Approved
14/1053/FUL	No Objection	Approved
14/1057/FUL	No Objection	Refused
15/005/FUL	No Objection	Pending
14/989/OBL	Objection	Pending
14/990/OBL	Objection	Pending

He explained the contrary decision on 14/1029/FUL had been due to the buildings envisaged projecting into the street scene.

Cllr. Lees asked concerning the Maritime House applications. The Planning Officer explained that the relevant Government regulations have changed. The Borough found this “disappointing”, but any appeal it lodged would probably fail.

2282 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 14/988/OBL – Apartments 1, 7, 9, 10A, 11, 11A & 12 Maritime House, West Way, Southwell Business Park – Modification of an existing Planning Obligation to seek discharge of the existing legal agreement dated 29 December 2000 approved under planning permission 00/439/COU to allow the residential units to be permanently occupied
OBJECTION, on the grounds of being tied to business use (8-0-0)

b) 14/989/OBL – Apartment 19, Maritime House, West Way, Southwell Business Park – Modification of an existing Planning Obligation to seek discharge of the existing legal agreement dated 29th December 2000 approved under planning permission 00/00439/COU to allow the residential unit to be permanently occupied (Modification and Discharge of Planning O) Already considered.

c) 14/990/OBL – Apartment 5, Maritime House, West Way, Southwell Business Park – Modification of an existing Planning Obligation to seek discharge of the existing legal agreement dated 29th December 2000 approved under planning permission 00/00439/COU to allow the residential unit to be permanently occupied (Modification and Discharge of Planning O) Already considered.

(Cllr. Lees withdrew from the meeting.)

d) 14/1019/RES – Land to the east of 35 Park Road – Proposed dwelling and associated works (reserved matters of appearance, landscaping and scale)
NO OBJECTION (7-0-0)

(Cllr. Lees returned to the meeting.)

e) 14/1048/FUL – Land at junction of Weston Street – Retention of stable block

NO OBJECTION (8-0-0)

f) 14/1056/FUL – 72 Easton Street – Demolish existing building and erect three new apartments

NO OBJECTION (8-0-0)

g) 15/008/DCC – St George's Primary School, Clarence Road – Retention of double temporary classroom with WCs and one single classroom and retention of SEN building. Previous references: 11/346/DCC3 - 23 May 2011 09/215/DCC3 - 30 June 2009

NO OBJECTION, subject to temporary permission for five years (8-0-0)

h) 15/035/FUL – 101 Weston Street – Remove existing porch and erect conservatory

OBJECTION, on the grounds of the visual impact on the street scene (8-0-0)

i) 15/051/FUL – 2 Weston Road – Single-storey extension to rear elevation and second storey extension to side elevation (resubmission)

NO OBJECTION (7-0-1)

j) 15/052/FUL – 17 Weare Close – Front extension to extend garage

NO OBJECTION (6-0-2)

k) 15/070/FUL – 23 St George's Road – Erection of garage

NO OBJECTION (8-0-0)

l) 14/887/OUT – Former Navy Facilities, Control Tower Building and adjoining land, Liberty Road – Hybrid application for the conversion and extension of the former Navy facilities building (including demolition of the two-storey side wings and rear extensions) to provide residential apartments (full planning application); erection of residential dwellings / apartments and associated works (outline planning application with all matters reserved except access); total provision of up to seventy residential units

OBJECTION to the overall scheme, but the Committee welcomed the revised scheme for developing the canteen. It thinks that that the introduction of more houses in the area would cause infrastructure problems and is concerned about flooding from the east due to the deterioration of the breakwater. (8-0-0)

2283 – PLANNING CONTRAVENTION ISSUES

a) Alma Terrace

The Planning Officer said that listing building consent should have been requested. No enforcement action has been taken against similar areas in the Borough, but they will write privately to the owners of the properties involved.

b) Range Cottage

No comment has been received from Portland Port and no planning application was sought for the demolition. However no criminal offence was committed.

c) Land Adjacent to Westcliff House

An appeal decision has granted planning permission for the erection of two bungalows.

d) IPACA Sports Hall

Cllr. Wild had a query concerning the above, but the Planning Officer said the Borough is not involved. Apparently Andrew Martin will speak to the Clerk about a change in the materials being used.

e) Southwell Road Footpath

Cllr. Matthews voiced concern about issues affecting the footpath at the top of the road. The Planning Officer said that the Enforcement Officer had paid two visits, but the issues were other than planning ones.

2284 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

None had been notified, including the tabled planning application concerning St George’s Primary (see minute 2282 (g) above).

2285 – NEIGHBOURHOOD PLAN

Cllr. Chadwick asked about the revised time table for the Plan. Cllr. Matthews said that completion was now expected in the autumn rather than April. Paul Weston will be checking the work done so far and make recommendations for further action. There was a need to recognise schemes envisaged by the Local Enterprise Partnership.

Cllr. Chadwick also asked what would happen once the Plan had been formally approved. Could further changes be made to it in response to outside events? Cllr. Matthews said these could be made in the Community Plan, which was funded by the Government. Here the evidence base gathered for Neighbourhood Plan would be a valuable asset.

Cllr. Matthews also expressed the hope that two or three other Councillors would be willing to help him with the public relations aspect of the Plan.

2286 – EAST STREET (Additional Item)

Members considered a letter from a member of the public requesting safety measures to allay dangers from the increased traffic now using the road.

RESOLVED – that the Council write to Dorset Highways requesting they visit the area as a priority to assess risks in the current situation. (8-0-0)

2287 – DATE OF NEXT MEETING

The Committee’s next meeting is scheduled to be held on Wednesday, 25th March 2015, starting at 7.00 pm.

The meeting ended at 8.40 pm.

Signed
(Chair)

Dated.....