

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL ON WEDNESDAY, 25TH MARCH 2015 AT 7.00 PM

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

IN ATTENDANCE: Ian Looker (Town Clerk) and Darren Rogers (Weymouth & Portland Borough Council), together with seven members of the public.

2288 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. R. Hughes and Kate Wheller (Weymouth & Portland Borough Council)

2289 – DECLARATIONS OF INTEREST

Cllr. Chadwick and Lees declared a personal, non-pecuniary interest in application 15/127/FUL as tenants of Geoff Smith. Cllr. Matthews declared a personal, non-pecuniary interest in new developments as chair of the Neighbourhood Plan Working Group. Cllr. Nowak declared a personal, non-pecuniary interest in application 15/001/FUL as a trustee of Portland Stone & Quarry Trust and Cllr. Wild did likewise as a member of Dorset Wildlife Trust.

2290 – MINUTES OF THE MEETING HELD ON 25TH FEBRUARY 2015

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

2291 – 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
14/975/FUL	No Objection	Refused
14/887/OUT	Postponed	Pending
14/912/FUL	No Objection	Approved
14/1013/FUL	No Objection	Pending
14/1014/LBC	No Objection	Pending
14/1032/OUT	Objection	Approved
14/1033/OUT	No Objection	Pending
14/1036/COU	Objection	Refused
15/005/FUL	No Objection	Approved
14/989/OBL	Objection	Pending
14/990/OBL	Objection	Pending

He then advised on the progress of applications that had been brought to the meeting of 25th February 2015 as follows:-

14/988/OBL	Objection	Pending
14/1019/RES	No Objection	Approved
14/1048/FUL	No Objection	Approved
14/1056/FUL	No Objection	Approved
15/008/DCC	No Objection	Pending
15/035/FUL	Objection	Pending
15/051/FUL	No Objection	Pending
15/052/FUL	No Objection	Pending
15/070/FUL	No Objection	Pending
14/887/OUT	Objection	Pending

a) Minute 22839a) – Alma Terrace

The Planning Officer reported that the Enforcement Officer had been negotiating for the offending cables to be transferred to the back of the house concerned.

b) Minute 2283 (d) – IPACA Sports Hall

The Academy have said that Portland Stone is too expensive to use as a construction material and is negotiating on the colour of render that will be employed.

c) Former Navy Facilities, Liberty Road

A member of the public, Mr Ewens, sought to comment on application 14/887/OUT, previously objected to by the Committee. He drew attention to the lack of provision for a rail route through the site and the deterioration of the breakwater.

2292 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 15/001/FUL – Wide Street – Development of a new sculpture/interpretation area for Tout Quarry with the formation of a new pedestrian access off Wide Street into the top of Tout Quarry, opposite the Heights Hotel

NO OBJECTION, subject to the comments of the highways officer (8-0-0)

b) 15/039/FUL – Independent Quarries, Easton Lane – Construction of solar photovoltaic park including installation of PV panels, associated supporting structures, cabling, inverters, transformers, internal access track, ancillary equipment, landscaping and temporary construction compound. A quarry restoration scheme incl. quarry profiling and planting scheme

NO OBJECTION (7-0-1)

c) 15/045/FUL – Hut 12, Field 767, access track to Fields 758 and 766 – 769, Portland Bill – Renewal of permission to site beach hut

NO OBJECTION, according to the agreed procedure

- d) 15/057/FUL – Land to the east of 20 East Street – Erect dwelling
NO OBJECTION, subject to the comments of the highways officer (8-0-0)
- e) 15/064/FUL – Portland Lodge Hotel, Easton Lane – Conversion of existing hotel lodge to 18 apartments including alterations to roof
NO OBJECTION, subject to the Borough Council being satisfied that the public open space provisions are linked to an appropriate off-site facility (7-1-0)
- f) 15/068/FUL – Hut 9, Church Ope Road – Renewal of existing beach hut
NO OBJECTION, according to the agreed procedure
- g) 15/092/FUL – Maritime House, West Way, Southwell Business Park – Convert 2 no. flats into 4 no. studio apartments (Retrospective)
NO DECISION (0-0-8)
- h) 15/095/FUL – 17 Mereside – Installation of 2 no external windows at first floor level
NO OBJECTION (8-0-0)
- i) 15/110/FUL – St. John’s View, 30 Ventnor Road – Retaining the ramp access to the lower level garden (Retrospective)
OBJECTION, on the highway grounds that the ramp has served its original purpose and is no longer necessary (8-0-0)
- j) 15/125/FUL – Hut 20, Field 763, access to Fields 730, 764 and 763 – Renewal of permission to site beach hut
NO OBJECTION, according to the agreed procedure
- k) 15/127/FUL – Land to the rear of 62 – 64 Weston Street – Erect two bungalows
OBJECTION, on the grounds of overdevelopment, backland development and being outside the development boundary (7-0-1)
- l) 15/141/FUL – Hut 15, Field 763, access to Fields 730, 763 and 764, Portland Bill – Renewal of planning permission for beach hut
NO OBJECTION, according the agreed procedure
- m) 15/147/OBL – Flats 10, 11, 11A and 12 Maritime House, West Way, Southwell Business Park – Discharge of planning obligation dated 29th December 2000 of planning approval 00/439/COU
OBJECTION, on the grounds of being tied to business use (8-0-0)
- n) 15/172/FUL – 133 & 135 Chiswell – Erect second floor balcony to west elevation
NO OBJECTION (8-0-0)

2293 – PLANNING CONTRAVENTION ISSUES

None were raised.

2294 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2295 – NEIGHBOURHOOD PLAN

The Management Group having just met, it was thought unnecessary to provide any further updates.

2297 – DATE OF NEXT MEETING

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

The meeting ended at 8.15 pm.

Signed
(Chair)

Dated.....