

PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING HELD ON
WEDNESDAY, 26TH MARCH 2014**

PRESENT: Councillors R. Wild (Chair), Mrs S. Bradley, R. Hughes, A. Matthews, R. Nowak, and Mrs S. Reynolds

IN ATTENDANCE: Ian Looker (Town Clerk), Chris Moscrop (Weymouth & Portland Borough Council)

2165 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr. L. Ames and Cllr. Kate Wheller (Weymouth & Portland Borough Council)

2166 – DECLARATIONS OF INTEREST

There were none.

2167 – MINUTES OF THE MEETING HELD ON 26TH FEBRUARY 2014

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

2168 – 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 |
|------------------------|----------------------|-----------------------------------|
| 11/620/MINS | No Objection | Pending, awaiting legal agreement |
| 12/361/FUL | No Objection | Pending, awaiting legal agreement |
| 12/721/OUTMAJ | No Objection | Pending, awaiting legal agreement |
| 13/671/FUL | No Objection | Approved |
| 13/801/OUT | No Objection | Approved |
| 13/805/FUL | No Objection | Approved |
| 13/777/VOC | No Objection | Approved |
| 14/030/FUL | No Objection | Approved |
| 13/826/FUL | No Objection | Approved |
| 14/017/FUL | No Objection | Approved |
| 14/018/LBC | No Objection | Approved |

He then advised on the progress of applications that had been brought to the meeting of 26th February 2014 as follows:-

| | | |
|------------|--------------|----------|
| 13/806/FUL | No Objection | Approved |
| 14/001/FUL | No Objection | Approved |
| 14/025/FUL | No Objection | Approved |
| 14/047/VOC | No Objection | Approved |
| 14/057/LBC | No Objection | Approved |

| | | |
|------------|--------------|-----------|
| 14/061/FUL | No Objection | Approved |
| 14/093/FUL | No Objection | Approved |
| 14/101/FUL | No Objection | Withdrawn |
| 14/106/FUL | No Objection | Approved |
| 14/070/FUL | No Objection | Approved |
| 14/071/ADV | No Objection | Approved |
| 14/100/FUL | No Objection | Approved |
| 14/117/FUL | No Objection | Approved |

2169 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 14/068/FUL – Wren Court, 118A Fortuneswell – Replacement of existing timber windows and door with upvc double-glazed windows and door
NO OBJECTION, subject to the comments of the conservation officer

b) 14/094/FUL – 21 Weston Street – Proposed new garage / workshop and associated landscape works
NO OBJECTION, subject to non-commercial use of the workshop

c) 14/108/FUL – Weymouth & Portland National Sailing Academy, Hamm Beach Road – Provision of flexible storage facilities to include siting of twenty shipping containers
OBJECTION, on the grounds of the unacceptable visual appearance that will be caused by the increase in the number of containers. The Committee would prefer the erection of a permanent facility.

d) 14/115/FUL – Fishing Hut 6, Chesil Beach, Portland Beach Road – Replacement fishing hut
NO OBJECTION

e) 14/121/FUL – 173 – 181 Brandy Row – Demolition of existing industrial accommodation and erect eleven dwellings and one residential conversion of existing building, car parking and external works
OBJECTION, the Committee thought that the scheme was a case of overdevelopment with too many properties planned relative to the available parking, producing an overspill of parking in the area and displacing existing on-site parking. Additionally there would be the loss of the present employment opportunities available under the current situation. The Committee agreed with the concerns expressed by English Heritage and the Environment Agency, including about the height of the buildings proposed and single means of access to the site with lack of alternatives. It thought the scheme involved a poor relationship with the gardens of Cove Cottages, including loss of light and privacy, the loss of stone industrial buildings, a detrimental effect on the conservation area and the loss of views of Cove Cottages from the entrance to the Island.

f) 14/132/LBC – 187 Brandy Lane – Internal alterations to remove stud partition and form smaller shower room and fit rooflight in rear roof slope
NO OBJECTION

g) 14/139/FUL – Hut 34, Field 767, access track to Fields 758 and 766 – 769, Portland Bill – Replacement beach hut
NO OBJECTION

h) 14/156/FUL – Hut 29, Field 765, access track to Fields 737, 739, 760, 761 and 765, Portland Bill – Renewal of beach hut
NO OBJECTION

i) 14/158/FUL – 23 Church Lane – Construct single-storey rear extensions to both bungalow and garage
NO OBJECTION

j) 14/160/FUL – 16 Easton Square – Demolition of exterior WC and store, and erection of rear single storey extension
NO OBJECTION, subject to comments of the conservation officer

k) 14/162/FUL – Hut 4, Field 764, access track to Fields 730, 763 and 764, Portland Bill – Renewal of beach hut
NO OBJECTION

l) 14/207/FUL – Hut 21, Field 758, access track to Fields 758 and 766 – 769, Portland Bill – Beach hut renewal
NO OBJECTION

2170 – PLANNING CONTRAVENTION ISSUES

Cllr. Wild noted that someone else had given their address as Portland Marina, Hamm Beach Road and asked if the Borough could investigate. The Planning Officer agreed to notify the Enforcement Officer.

Cllr. Matthews requested that the Council write to Wessex Water, asking them to remove the gravel infill along the Beach Road. The Planning Officer thought there might be permitted rights, but would ask the Enforcement Officer to check.

Cllr. Bradley raised several points about new work at the Port. The Planning Officer replied that the Port authorities could carry out new work without planning permission provided the development was for shipping purposes.

2171 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

Members considered a request from Cllr. Kimber for a hand rail at the bus stop steps in Fortuneswell. The Committee had **NO OBJECTION** to such a scheme, provided the hand rail was of a design in keeping with the existing rails.

Cllr. Bradley expressed the need for double yellow lines along Victory Road to alleviate the existing traffic problems and hazards. The Clerk was asked to write to Dorset Highways to bring it to their attention.

2172 – NEIGHBOURHOOD PLAN

Cllr. Matthews reported that the draft evidence base should be completed by the end of the week. This would go to the Working Group prior to a meeting of the Management Group on 9th April.

2173 – DATE OF NEXT MEETING

The next meeting of the Committee will take place on Wednesday, 23rd April 2014, commencing at 7.00 pm.

The meeting ended at 8.40 pm.

Signed
(Chair)

Dated.....