

PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING HELD AT
EASTON METHODIST CHURCH HALL
ON WEDNESDAY, 26TH NOVEMBER 2014 STARTING AT 7PM**

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

IN ATTENDANCE: Rod Wild (Deputy Town Mayor), Jo Riley and Lyndsey Fellowes (Weymouth & Portland Borough Council), Cllr. Paul Kimber (Weymouth & Portland Borough Council and Dorset County Council) and Oscar Tollast (Dorset Echo)

2249 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr. G. Chadwick and Ian Looker (Town Clerk)

2250 – DECLARATIONS OF INTEREST

Cllr. Matthews reported that he was Chairman of the Neighbourhood Plan Working Group. There were no other declarations reported at this time, but during discussions about the Conservation area, Cllr. Wild stated that he lived in the area of Map C.

2251 – MINUTES OF THE MEETING HELD ON 22ND OCTOBER 2014

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

2252 – 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
14/638/FUL	Objection	Approved
14/674/FUL	No Objection	Approved

He then advised on the progress of applications that had been brought to the meeting of 22nd October 2014 as follows:-

14/626/FUL	No Objection	Pending
14/769/FUL	No Objection	Pending
14/684/FUL	Objection	Approved
14/746/FUL	No Objection	Approved
14/748/FUL	No Objection	Approved
14/754/FUL	No Objection	Approved
14/808/FUL	No Objection	Pending

14/783/COU	No Objection	Approved
14/791/LBC	No Objection	Approved
14/800/LBC	No Objection	Approved
14/801/OBL	Objection	Pending
14/802/OBL	Objection	Pending
14/804/COU	No Objection	Approved
14/805/COU	No Objection	Approved
14/807/FUL	No Objection	Pending
14/811/FUL	No Objection	Approved
14/833/FUL	No Objection	Approved
14/836/FUL	No Objection	Approved
14/850/FUL	No Objection	Pending
14/857/FUL	Objection	Pending

2253 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 14/813/FUL – Stone Pier, Castletown – Conversion and redevelopment of existing shellfish processing building to create a maximum of nine marine workshop / storage units and nine holiday apartments

NO OBJECTION, abstention as outside development boundary (4-0-1)

b) 14/817/LBC – 167 Wakeham – Internal alterations and installation of flue to rear roof slope

NO OBJECTION (5-0-0)

c) 14/827/FUL – Hut 11, field 758, access track to Fields 758 and 766 to 769, Portland Bill – Renewal of planning permission for beach hut

NO OBJECTION (5-0-0)

d) 14/861/FUL – 10 Cove Cottages – Hardstanding for parking car in front garden

NO OBJECTION (5-0-0)

e) 14/882/OBL – Units 3, 6, 8, 16, 7, 18 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 00/439/COU to allow the residential units to be permanently occupied

OBJECTION, reason for existing restriction remains in force (5-0-0)

f) 14/885/FUL – 1 Grove Road – Erection of Dwelling

NO OBJECTION, subject to the comments of the Highways Officer and upgrading of track (5-0-0)

g) 14/886/FUL – 22 Grangecroft Road – Erect two-storey dwelling alongside existing and provide modified access to host property

NO OBJECTION, abstention over concern about snowball effect on other development in the area (3-0-2)

h) 14/896/FUL – Glen Caravan Park, Wakeham – Erect replacement laundry / shower building

NO OBJECTION (5-0-0)

i) 14/897/FUL – Hut 1, Field 761, access to fields 737, 739, 760, 761 and 765, Portland Bill – Ten year renewal of planning permission

NO OBJECTION (5-0-0)

j) 14/898/FUL – Hut 7, Field 761, access to Fields 737, 739, 760, 761 and 765, Portland Bill – Ten year renewal of planning permission

NO OBJECTION (5-0-0)

k) 14/902/FUL – 2 Weston Road – Single-storey rear extension, second storey side extension and rear dormer to existing loft conversion

NO OBJECTION (5-0-0)

l) 14/910/FUL – Hut 11, Field 767, access track to Fields 758 and 766 to 769, Portland Bill – Renewal of planning consent for beach hut

NO OBJECTION (5-0-0)

m) 14/926/FUL – Hut 14, Field 763, access to Fields 730, 763 and 764, Portland Bill – Replacement Beach Hut

NO OBJECTION (5-0-0)

n) 14/927/FUL – Hut 1, Field 763, access to Fields 730, 763 and 764, Portland Bill – Replacement Beach Hut

OBJECTION, due to increase size and concerns about orientation (5-0-0)

o) 14/933/FUL – 6 Castle Road – Erection of new detached garage

NO OBJECTION (5-0-0)

p) 14/935/FUL – Hut 20, Field 762, access to Fields 733 to 735 and 762, Portland Bill

NO OBJECTION (5-0-0)

14/936/OBL – Land between 8 and 22 Weston Street – Revocation of Planning Obligation dated 19th May 2014 in respect of planning approval 13/729/FUL

NO OBJECTION (2-1-2)

14/945/FUL – 52 Rufus Way – Erect rear conservatory and first floor extension

OBJECTION, due to loss of privacy and over development (5-0-0)

2254 – PLANNING CONTRAVENTION ISSUES

None were reported.

2255 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

None were listed.

2256 – PORTLAND CONSERVATION AREAS

This was considered by the members present and comments made with reference to the maps attached to the plan, with a vote taken at the end of the discussion.

MAP A

Additional areas were welcomed.

MAP B

Additional areas were welcomed.

MAP C

Considerable concern was raised that whilst the accompanying report highlighted the open space behind the Clifton Hotel and the need to include the allotments in the conservation area only those managed by W&PBC are included.

Of equal importance are those to the south of the area marked '2' on the map, those to the west of it and the ones south of Augusta Close (where the 'ts' of the word allotments is situated). The area of the disused and naturally regenerated area of Headland Rock Quarry should also be included.

The accompanying report also highlights the open green space opposite St. Peter's Church and those behind the Church as important in creating the visual impact. The same also applies to the open space at the bottom of Augusta Road and this should be included.

Augusta Road itself also requires conservation in its entirety. It includes two distinct phases of building on its western side and includes the possible outline of a potentially important 'henge' feature. On the eastern side, the stone facings are a replacement after German bomb damage. A careful look at all these buildings will, despite them being in a terrace shows them to be individually finished. The four new houses at the bottom of the road complete a continuing development.

MAP D

The whole of the former railway line should be included. The map shows a break under Mermaid Bridge. The conservation area should also include the railway line off the edge of the map as far as Park Road.

MAP E

The area which is to the west of the proposed extension is an important buffer zone. Previously quarried (possible for the creation of Wakeham), it is now regenerated and in part used for grazing. The area should be extended to include this as it is an important part of the heritage of Wakeham.

MAP F

The extended areas are welcomed.

MAP G

The extended areas are welcomed.

MAP H

The extended areas are welcomed.

MAP I

The extended areas are welcomed.

RECOMMENDED – that the Clerk write to the Conservation Officer and W&PBC with the above recommendations. (5-0-0)

2257 – NEIGHBOURHOOD PLAN

Cllr. Matthews, Chairman of the Working Group forwarded a written update which is attached.

2258 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Thursday, 18th December 2014, starting at 7.00 pm.

The meeting ended at 9.00 pm.

Signed
(Chair)

Dated.....