

## PORTLAND TOWN COUNCIL

### PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 26<sup>TH</sup> OCTOBER 2016 AT 7.00 PM

**PRESENT:** Councillors D. Thurston (Chairman), Mrs S. Cocking, J. Draper, C. Flack, C. Gover, Ms S. Lees, Mrs S. Reynolds, D. Symes and R. Wild

**IN ATTENDANCE:** Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group) and one member of the public.

#### **2487 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllr. Ms J. Atwell.

#### **2488 – DECLARATIONS OF INTEREST**

Cllr. Lees declared a non-pecuniary interest in application no. 16/693/OUT – Land to the rear of 132-144 Wakeham.

#### **2489 – MINUTES OF THE MEETING HELD ON 21<sup>ST</sup> SEPTEMBER 2016**

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

#### **2490 – DEPUTY CHAIRMAN'S REPORT AND OTHER MATTERS ARISING**

Cllr. Flack reported progress on the applications outstanding as follows:-

<b>Application No</b>	<b>Town Decision</b>	<b>Borough Decision</b>
15/767/FUL	Objection	Pending
16/008/FUL	No Objection	Pending
16/193/FUL	Objection	Refused
16/209/FUL	No Objection	Approved
16/142/FUL	Objection	Pending
16/216/FUL	Objection	Pending
16/286/FUL	Objection	Approved
16/323/FUL	No Objection	Approved
16/402/OBL	No Objection	Pending
16/414/LBC	No Objection	Approved
16/452/FUL	Objection	Refused
16/394/OUT	Objection	Approved
16/501/VOC	Objection	Pending
16/510/LBC	No Objection	Approved
16/553/FUL	Objection	Approved
16/579/FUL	No Objection	Approved
16/589/FUL	No Objection	Pending
16/564/OUT	Objection	Pending
16/528/FUL	No Objection	Pending
16/592/COU	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 21<sup>st</sup> September 2016:-

16/595/TEL	No Objection	Approved
16/596/FUL	Objection	Approved

#### **2491 – PUBLIC PARTICIPATION**

There were no questions or comments.

#### **2492 – NEIGHBOURHOOD PLAN**

Mr Matthews said they had received the scoping report of the recent technical study. This looks at how the character of the Island has changed over the years. It will require collating a lot of information about Portland heritage. Cllr. Draper is keen to progress the work of the theme groups. In particular public buildings and land on the Island could be utilised for new housing developments. The creation of a local land trust was also a possibility.

Mr Matthews also said there is a need to review the timetable of work and associated grant support of the Council's Plan consultant.

Cllr. Cocking commended a video on the Frome Neighbourhood Plan.

#### **2493 – ENLARGED BEACH HUT REPLACEMENTS IN THE CONTEXT OF THE NEIGHBOURHOOD PLAN**

Cllr. Draper said the intention was to set a maximum volume to the size of beach huts in the Neighbourhood Plan to help check the overdevelopment of this idiosyncratic Island feature and the use of huts for occupancy.

Cllr. Lees also noted the need to restrict encroachment in schemes for new huts.

#### **2494 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

a) 16/596/FUL – Hut 45, Access track to Fields 758 and 766-769, Portland Bill – Erect replacement beach hut

**Already Considered**

b) 16/609/FUL – 4 Underhedge Gardens – Erect single-storey extension

**NO OBJECTION**

c) 16/661/FUL – 11-12 Cove Cottages – Formation of car parking platform and garden rooms

**NO OBJECTION**, subject to the comments of the highways officer

d) 16/668/FUL – 20 Albert Terrace – Erect single-storey extension

**NO OBJECTION**

e) 16/692/FUL – Public Conveniences, High Street, Southwell – Change of use to form a residential dwelling

**NO OBJECTION**, subject to the comments of the highways officer

f) 16/693/OUT – Land to the rear of 132-144 Wakeham – Outline application for the erection of two dwelling houses

**OBJECTION**, on the grounds of overdevelopment that compromises an important open gap, there are potentially protected species on site and the scheme adjoins a conservation area that and could easily be within the area when the recent conservation area study is completed. Unhappily that study has been significantly delayed.

g) 16/701/FUL – 16 Killicks Hill – Demolition of existing sunroom and erection of replacement sunroom, reconfiguration of internal walls and construction of dormer window at second floor level

**NO OBJECTION**

h) 16/719/FUL – Hut 1, Field 760, Portland Bill – Erect replacement beach hut

**NO OBJECTION**

(The following three items are all additional to the agenda.)

i) 16/643/FUL – Land to the west of Easton Lane, Portland – Retention of stables

**NO OBJECTION**

j) 16/672/FUL – 42 Furlands, Portland – Erection of two garages

**NO OBJECTION**, subject to the highways and rights of way officers

k) 16/695/FUL – Co-op Store, 36-37 Easton Square, Portland – Installation of new refrigeration plant & AC units, relocation of the ATM, new entrance door installation and the removal of two cycle racks

**NO OBJECTION**

## **2595 – PLANNING CONTRAVENTION ISSUES**

### **a) ENF/16/191 – Admiralty Buildings, Castletown**

The Borough's response to the Council's representations was noted.

## **2496 – ENLARGED BEACH HUT REPLACEMENTS IN THE CONTEXT OF THE NEIGHBOURHOOD PLAN (contd.)**

**RESOLVED** – that the Council write to the Borough enquiring about the rationale behind contrary decisions on apparently very similar beach hut enlargement schemes, 16/093/FUL, 16/553/FUL and 16/596/FUL. The letter should also mention that the Council intends including a restriction on the size of beach huts in its Neighbourhood Plan.

## **2497 – CONDITION OF FOOTPATHS (additional)**

Attention was drawn to the near-flooding of footpaths along Watery Lane and to the rear of Court Barton.

**2498 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

There were none.

**2499 – DATE OF NEXT MEETING**

The Committee's next meeting is scheduled to be held on Wednesday, 23<sup>rd</sup> November 2016 at Easton Methodist Church Hall, starting at 7.00 pm.

The meeting ended at 8.30 pm.

Signed .....  
(Chair)

Dated.....