

**PORTLAND TOWN COUNCIL**

**PLANNING & HIGHWAYS ADVISORY COMMITTEE  
MINUTES OF THE MEETING  
HELD AT EASTON METHODIST CHURCH HALL  
ON WEDNESDAY, 27<sup>TH</sup> MAY 2015 AT 7.00 PM**

**PRESENT:** Councillors Ms J. Atwell, G. Chadwick, Mrs S. Cocking, C. Flack, C. Gover, Ms S. Lees, Mrs S. Reynolds, D. Thurston and R. Wild.

**IN ATTENDANCE:** Ian Looker (Town Clerk), Jo Riley (Weymouth & Portland Borough Council), Andy Matthews (Neighbourhood Plan Working Group) and two members of the public.

Cllr. Wild in the chair.

**2307 – ELECTION OF COMMITTEE CHAIRMAN, 2015/16**

It was proposed by Cllr. Chadwick and **RESOLVED** – that Cllr. Thurston be appointed Chairman of the Committee. (For: 9 votes, Against: 0 votes, Abstentions: 0)

Cllr. Thurston in the chair.

**2308 – APOLOGIES FOR ABSENCE**

Apologies were received from Miss A. Barnicoat, J. Draper, R. Hughes and D. Symes.

**2309 – DECLARATIONS OF INTEREST**

Cllr. Chadwick declared a prejudicial interest in application 15/250/FUL – North Portland Working Men’s Club, Cllr. Cocking a prejudicial interest in 15/295/DCC – Jordan’s Quarry & Mine, Cllr. Lees a personal interest in 15/242/FUL – Market site off Priory Road and Cllr. Wild a prejudicial interest in 15/310/COU – Land at New Ground.

**2310 – MINUTES OF THE MEETING HELD ON 22<sup>ND</sup> APRIL 2015**

The minutes were formally agreed and signed as a correct record.  
(For: 4-0-5)

**2311 – PLANNING OFFICER’S REPORT AND OTHER MATTERS ARISING**

The Planning Officer reported progress on the applications outstanding follows:-

<b>Application No.</b>	<b>Town Decision</b>	<b>Borough Decision</b>
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/721/OUTMAJ	No Objection	Pending, awaiting legal agreement
14/887/OUT	Postponed	Pending
14/1013/FUL	No Objection	Approved

14/1014/LBC	No Objection	Approved
14/1033/OUT	No Objection	Approved
14/989/OBL	Objection	Pending
14/990/OBL	Objection	Pending
14/988/OBL	Objection	Pending
15/008/DCC	No Objection	Pending
15/001/FUL	No Objection	Approved
15/039/FUL	No Objection	Pending
15/045/FUL	No Objection	Approved
15/064/FUL	No Objection	Pending
15/092/FUL	No Objection	Approved
15/110/FUL	Objection	Approved
15/125/FUL	No Objection	Approved
15/127/FUL	Objection	Pending
15/141/FUL	No Objection	Approved
15/172/FUL	No Objection	Pending

She then advised on the progress of applications that had been brought to the meeting of 22<sup>nd</sup> April 2015 as follows:-

14/985/FUL	No Objection	Approved
14/1020/COU	No Objection	Pending
15/083/OUT	Objection	Pending
15/099/COU	No Objection	Approved
15/151/FUL	No Objection	Pending
15/171/FUL	No Objection	Approved
15/182/FUL	No Objection	Refused
15/183/OUT	Objection	Pending
15/193/FUL	No Objection	Pending
15/202/FUL	No Objection	Pending
15/207/FUL	Deferred	Pending
15/211/FUL	No Objection	Refused
15/213/FUL	No Objection	Approved
15/231/FUL	Objection	Refused
15/263/FUL	No Objection	Pending
14/929/OUT	No Decision	Approved

**a) Minute 2303 – Verne Cistern and Tunnels**

The Planning Officer reported that Mr Dallison knew nothing of the bricking up. A marked site map is still sought from the Clerk.

**b) Minute 2304(a) – Parking in Easton Square**

The Clerk said he had not received a reply from the County.

**c) Minute 2305 – Sale of Underhill Junior School**

Mr Matthews said the County had put the property on the market without consulting the public first.

**d) Application Reports Attached to Agenda**

The reports were noted. In the particular case of application 14/041/DCC it was noted that the cutting had been back-filled with stone and that the newly-created gravel footpath could be difficult to walk along in wet weather.

## **2312 – ORDER OF BUSINESS**

To enable Mr Matthews to depart earlier the Chairman brought forward Agenda Item 8 – Neighbourhood Plan.

## **2313 – NEIGHBOURHOOD PLAN**

Mr Matthews reported that the Working Group was currently employed on collating the consultations and improving the Plan website.

The next Neighbourhood Plan Management Group meeting would be held on 10<sup>th</sup> June, when it was intended that Paul Weston would give a presentation on Neighbourhood Planning and Jan Farnan would provide an update on Portland's Plan from the Borough perspective. Both of these were largely intended to help inform new Council members.

Cllr. Chadwick asked whether an “idiot’s guide” to Neighbourhood Planning could be provided.

## **2314 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

a) 15/083/OUT – Land north of Disused Lime Kiln, Inmosthay – was dealt with at the last meeting

b) 15/205/FUL} – Steward's Accommodation, South Portland Working Men's  
15/206/LBC} Conservative Club, 4 Easton Square – Second floor  
extension and alterations  
Decision deferred, pending further information (9-0-0)

c) 15/233/FUL – Hut 5, Field 737, access to Fields 737, 739, 760, 761 and 765, Portland Bill – Retention of beach hut  
**NO OBJECTION**, following the agreed procedure

d) 15/235/FUL – 8 Rufus Way – Erect dwelling (resubmission)  
Borough decision already taken. The Planning Officer apologised on behalf of the departmental management.

(Cllr. Chadwick withdrew from the meeting.)

e) 15/250/FUL – North Portland Working Men's Club, East Street – Demolition of existing buildings and erection of six new dwellings with new vehicle access  
**OBJECTION**, on the grounds of the applicant's failure to comply with policy Comp 3, insufficient access, overdevelopment and the impact on the amenities of neighbouring properties (8-0-0)

(Cllr. Chadwick rejoined the meeting.)

f) 15/260/FUL – 6 Reforne – Change of use of shop to beauty salon  
**NO OBJECTION** (8-1-0)

g) 15/272/FUL – 3 Ventnor Road – Single-storey rear extension and hard standing

**NO OBJECTION** (9-0-0)

h) 15/273/FUL – Land off Blindmere Road – Demolish existing and erect replacement stables

**NO OBJECTION** (9-0-0)

i) 15/298/FUL – 19 Park Estate Road – Single-storey domestic and garage extensions

**NO OBJECTION** (9-0-0)

j) 15/306/FUL – Hut 3, Field 758 access track to Fields 758 and 766 – 769, Portland Bill – Renewal of planning permission to site beach hut

**NO OBJECTION**, according to the agreed procedure

k) 15/309/FUL – 11 Weston Street – Erection of dwelling (resubmission)

**OBJECTION**, on the same grounds as before, which the Committee feel have not been addressed (9-0-0)

l) 15/334/FUL – 52 Park Estate Road – Erect end of terrace dwelling

**NO OBJECTION** (9-0-0)

m) 15/207FUL – 42 High Street, Fortuneswell – Alterations to outbuildings including raising roof and new boundary wall next to Spring Gardens. The Committee deferred detailed consideration of this application, but expressed concerns about the choice of materials and height of the roof (see Minute 2302[k])

**OBJECTION**, on the grounds of overdevelopment, the visual impact on the street scene and possible loss of amenities to neighbours (9-0-0)

n) 15/242/FUL – Market site off Priory Road – Use of the land for a mixed use as open air market (with associated car parking) and camping and caravan site (resubmission)

**OBJECTION**, most strongly, the Committee commented, because the original objections had not been addressed (9-0-0)

At this point there was a short discussion led by the Chairman, where it was agreed that the Town Council's voice needed to be emphasised at Borough Planning Committee meetings by members attending among the public.

(Cllr. Wild withdrew from the meeting.)

o) 15/310/COU – Land at New Ground – Change of use of land to provide 27-pitch touring caravan site, toilet / shower facilities, mobile reception and seasonal siting of site owner's touring caravan

**OBJECTION**, on the grounds that the site was a SSSI, in an Area of Outstanding Natural Beauty, loss of visual amenity and the diversion of a public footpath would be necessary (5-1-2)

A recorded vote was requested. For: Cllrs. Cocking, Flack, Lees, Reynolds and Thurston, Against: Cllr. Atwell, Abstentions: Cllr. Chadwick and Gover

(Cllr. Wild rejoined the meeting.)

**2315 – PLANNING CONTRAVENTION ISSUES**

Cllr. Wild asked what had happened to the request for the advertising hoardings in Victoria Square and Fortuneswell to be removed. The Borough had apparently not informed the Town Council.

(Cllr. Cocking withdrew from the meeting.)

**2316 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

**15/295/DCC – Jordan’s Mine, Easton – Extension to Underground Mining**

Without supporting documents the Committee found it difficult to frame a definite decision. It was thought the proposed workings could be coming close to a point beneath St. George’s Centre, whereupon Cllr. Reynolds declares her interest as a trustee of the Centre.

(Cllr. Cocking rejoined the meeting.)

**2317 – ELECTION OF COMMITTEE DEPUTY CHAIRMAN**

It was proposed by Cllr. Lees and **RESOLVED** – that Cllr. Reynolds be appointed Deputy Chairman of the Committee. (9-0-0)

**2318 – DATE OF NEXT MEETING**

The Committee’s next meeting is scheduled to be held on Wednesday, 24<sup>th</sup> June 2015, starting at 7.00 pm.

The meeting ended at 9.20 pm.

Signed .....  
(Chair)

Dated.....