

## PORTLAND TOWN COUNCIL

### PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD ON WEDNESDAY, 28<sup>TH</sup> AUGUST 2013

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

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

#### **2103 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs. Mrs R. Barton and T. Woodcock.

#### **2104 – DECLARATIONS OF INTEREST**

Cllr. Hughes declared a prejudicial interest in application 13/419/FUL – Land adj. 14B Hamm Beach Road and Cllr. Matthews a prejudicial interest in 13/482/FUL and 13/483LBC – Communal Gardens South of HM YOI.

#### **2105 – MINUTES OF THE MEETINGS HELD ON 26<sup>TH</sup> JUNE AND 24<sup>TH</sup> JULY 2013**

Both sets of minutes were formally agreed and signed as a correct record.

#### **2106 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING**

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

<b>Application No.</b>	<b>Town Decision</b>	<b>Borough Decision</b>
11/620/MINS	No Objection	Pending, awaiting legal agreement
12/164/FULMAJ	No Objection	Approved
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/721/OUTMAJ	No Objection	Pending, awaiting legal agreement
13/192/FUL	Objection / No Objection	Refused
13/212/COU	Objection	Approved
13/213/FUL	No Objection	Approved
13/158/FUL	No Objection	Approved
13/246/LBC	No Objection	Approved
13/262/VOC	No Objection	Approved
13/272/OUT	Objection	Refused
13/297/DCC	No Objection	Pending
13/312/FUL	No Objection	Approved
13/334/FUL	No Objection	Approved
13/151/FUL	No Objection	Approved
13/152/LBC	No Objection	Approved
13/339/COU	No Objection	Approved
13/371/FUL	Objection	Refused
13/360/FUL	Objection	Refused

The Planning Officer said that there had been an appeal in the case of application 12/720/OUTMAJ, which might go to a public hearing.

He then advised on the progress of applications that had been brought to the inquorate meeting of 24<sup>th</sup> July 2013 as follows:-

13/367/FUL	No Decision	Approved
13/368/LBC	No Decision	Approved
13/395/FUL	No Decision	Pending
13/401/FUL	No Decision	Withdrawn
13/404/OUT	No Decision	Withdrawn
13/410/FUL	No Decision	Pending
13/424/FUL	No Decision	Approved
13/427/VOC	No Decision	Approved
13/431/FUL	No Decision	Approved
13/448/FUL	No Decision	Approved

#### **Minute 2095 – Planning Contravention Issues: Beach Hut by Culver Stream**

The Planning Officer had no further information on this item.

#### **2107 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

- a) 13/386/COU – 31 Easton Square – Change of use of ground floor (part) from residential to shop (class A1) and office (class A2)  
13/387/LBC – 31 Easton Square – Internal alterations, install conservation rooflight and reinstate window to first floor

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

(Cllr. Hughes withdrew from the meeting.)

- b) 13/414/FUL – Land adj. 14B Hamm Beach Road – Siting of two storage containers for diving business (retrospective)  
**NO OBJECTION**, subject to three years' temporary permission

(Cllr. Hughes rejoined the meeting.)

- c) 13/452/FUL – Land to the north east of Portland Beach Road adjacent to existing outfall pipes – Flood warning water level site, comprising a stilling well with telemetry cabinet over  
**NO OBJECTION**, subject to the comments of natural England

- d) 13/466/FUL – 51 Chiswell – Build a garage using a boundary wall and install pitched roof to allow for extra storage space  
**NO OBJECTION**

- e) 13/474/FUL – 140 Fortuneswell – Extension, alteration and change of use of building from store to dwelling

**NO OBJECTION**, subject to the comments of the conservation officer and use of timber for doors and windows

f) 13/475/FUL – Lloyds Cottage, Higher Light Lane – Garage conversion to form holiday let accommodation

**OBJECTION**, on the grounds that residential accommodation would result in external elements to the detriment of the landscape and Portland Coastline designation, also that it is outside the development boundary

g) 13/480/FUL – The Windmills Housing Site, Park Road – Erect three new dwellings in lieu of previously approved (3 no.) under planning approval ref. 08/794/FULES

**OBJECTION**, in support of the conservation officer's view on the design

(Cllr Matthews withdrew from the meeting.)

h) 13/482/FUL – Communal gardens south of HM YOI, Grove Road – Erection of polytunnel, workers' room and shop (part retrospective)

**NO OBJECTION**, subject to a tree survey and the tree officer's report

i) 13/483/LBC – Communal gardens south of HM YOI, Grove Road – Erection of polytunnel, workers' room and shop (part retrospective)

**NO OBJECTION**

(Cllr. Matthews rejoined the meeting.)

j) 13/490/FUL – Hut 24, Field 766, access track to Fields 758 and 766 – 769, Portland Bill – Retention of beach hut

**NO OBJECTION**

k) 13/493/FUL – HM Prison, The Verne – Replacement of existing windows to housing blocks with selective installation of security grilles and the provision of mesh security fencing to enclose 1 no. existing open stair

**NO OBJECTION**

l) 13/506/FUL – Fancy's Farm, Glacis – Installation of 2 no. 1.8m dishes at 29.1 AGL and 2 no. 1.8m dishes at 20m AGL, and development ancillary thereto on existing telecommunications tower

**NO OBJECTION**

m) 13/507/FUL – Hut 31, Field 766, access track to Fields 758 and 766 – 769, Portland Bill – Retention of beach hut

**NO OBJECTION**

n) 13/508/FUL – Hut 18, Field 760, access to fields 737, 739, 760, 761 and 765, Portland Bill – Ten-year renewal of planning permission for a beach hut

**NO OBJECTION**

o) 13/523/FUL – 133-135 Chiswell – Alterations and extensions to existing buildings to create a new dwelling

**NO OBJECTION**, subject to the comments of the conservation officer and the Environment Agency

p) 13/525/FUL – 24A Easton Square – Erect two-storey extension  
**NO OBJECTION**, subject to the comments of the conservation officer. The Committee also asked the conservation officer to take particular notice of design and dominance features.

q) 13/528/FUL – 29 Toby's Close, Weston – Proposed side extension  
**NO OBJECTION**

r) 13/539/FUL – Weymouth and Portland National Sailing Academy, Hamm Beach Road – Siting of Olympic rings, Agitos symbol and commemorative Portland stone  
**NO OBJECTION**

### **2108 – PLANNING CONTRAVENTION ISSUES**

Cllr. Matthews raised the matter of people camping recently on the Council's land sculpture at West Weares. The Planning Officer commented that it was difficult to prevent if the campers were only staying for short intervals. It was suggested it might help to erect a sign in the vicinity to say camping was forbidden there. The Clerk was asked to consult with the Borough on this.

### **2109 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL (Contd.)**

s) Waiting Restrictions (Consolidation) Order 2011 (Amendment No 13 Order 201') – Schedule 1, Southwell Road  
**NO OBJECTION**

### **2110 – CONSULTATION ON PLANNING APPLICATIONS ETC NOTIFIED BY DORSET COUNTY COUNCIL**

13/449/DCC – Bowers Quarry – Underground mine extension  
**OBJECTION**, subject to the comments of the environmental health officer

### **2111 – HIGHWAYS CONSULTATIONS**

a) Dorset Highways Councillors Satisfaction Survey 2013  
It was agreed that Councillors should submit their individual forms to the Clerk, who would frame a composite corporate response from those received.

b) Castle Road – Request for Warning Sign  
**RESOLVED** – that the request be passed to Dorset County Council for consideration.

c) Footpath Outside 73 – 78 Reap Lane – Request for Bollards  
**RESOLVED** – that the request be passed to Dorset County Council for consideration.

d) P141 Application to Divert Footpaths 35 and 125 at Perryfield and Coombefield Quarries  
**NO COMMENT**

### **2112 – NEIGHBOURHOOD PLAN**

Cllr. Matthews reported that the Council's Working Group was trying to agree a Statement of Intent with the Portland Harbour Authority. At present the Council's consultant, Mr Paul Weston, was producing information on business

neighbourhood areas to help allay the Port's concerns. When the Borough's deadline is reached evidence will be presented in line with the degree of agreement attained.

**2113 – DATE OF NEXT MEETING**

The next meeting of the Committee will take place on Wednesday, 25<sup>th</sup> September 2013, commencing at 7.00 pm.

The meeting ended at 9.10 pm.

Signed .....  
(Chair)

Dated.....