

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD ON WEDNESDAY, 27TH AUGUST 2014

PRESENT: Councillors R. Wild (Chair), Mrs S. Bradley, G Chadwick, R. Hughes, Ms S. Lees, A. Matthews, R. Nowak (from 7.25 pm) and Mrs S. Reynolds

IN ATTENDANCE: Ian Looker (Town Clerk), together with Jo Riley (Weymouth & Portland Borough Council) and two members of the public

2218 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr K Wheller (Weymouth & Portland Borough Council).

2219 – DECLARATIONS OF INTEREST

Cllr. Matthews declared possible non-pecuniary interests in application no. 14/627/FUL and the Borough Local Plan.

2220 – MINUTES OF THE MEETING HELD ON 23RD JULY 2014

The minutes were formally agreed and signed as a correct record. (For: 7 votes, Against: 0 votes, Abstentions: 0 votes)

2221 – 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
14/252/OUT	No Objection	Pending
14/299/FUL	Objection	Pending
14/161/OUT	No Objection	Pending
14/364/FUL	Objection	Withdrawn
14/404/FUL	No Objection	Approved
14/422/FUL	No Objection	Approved
14/437/FUL	No Objection	Approved
14/486/FUL	No Objection	Approved

She then advised on the progress of applications that had been brought to the meeting of 23rd July 2014 as follows:-

14/206/FUL	No Objection	Pending
14/457/FUL	No Objection	Approved
14/481/FUL	No Objection	Approved
14/485/FUL	No Objection	Approved

14/519/FUL	No Objection	Approved
14/532/FUL	No Objection	Approved
14/533/FUL	No Objection	Approved
14/573/FUL	No Objection	Approved
14/580/FUL	No Objection	Approved
14/566/FUL	No Objection	Approved
14/507/FUL	No Objection	Approved
14/523/FUL	No Objection	Approved
14/531/FUL	No Objection	Approved
14/554/FUL	No Objection	Approved
14/555/LBC	No Objection	Approved
14/565/FUL	No Objection	Approved

a) Minute 2213 – Planning Contravention Issues: Range Cottage et al

The Enforcement Officer is continuing to investigate this.

b) Victoria Gardens (Unminuted)

Cllr. Wild asked the Planning Officer to check the 106 agreement for Officers' Field to see whether it had a clause relating to the gates and associated landscaping at Victoria Gardens.

c) Minute 2214(b) – Ventnor Road

Cllr. Chadwick commented that the temporary arrangement to reverse the one-way flow of traffic appeared to be working quite successfully and a discussion ensued. It was proposed by Cllr. Chadwick and **RECOMMENDED** – that the Clerk write to the County Council requesting that the arrangement be made permanent.

2222 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

- a) 14/320/FUL – Hut 7, Field 766, Portland Bill
- b) 14/357/FUL – Hut 28, West Weares
- c) 14/562/FUL – Hut 27, West Weares
- d) 14/563/FUL – Hut 7, Field 758, Portland Bill
- e) 14/579/FUL – Hut 27, Field 758, Portland Bill
- f) 14/597/FUL – Hut 5, Field 765, Portland Bill
- g) 14/605/FUL – Hut 25, West Weares
- h) 14/660/FUL – Hut 19, West Weares
- i) 14/664/FUL – Hut 23, Field 765, Portland Bill
- j) 14/676/FUL – Hut 11, Field 766, Portland Bill
- k) 14/688/FUL – Hut 38, Field 767, Portland Bill
- l) 14/689/FUL – Hut 20, Field 766, Portland Bill

NO OBJECTION to all of the above applications according to the agreed planning procedure

- m) 14/444/FUL – Land adjacent to 25 Hambro Road – Extension and alterations to form a studio flat with garage below

NO OBJECTION, subject to the comments of the conservation officer (7-0-0)

(Cllr. Nowak joined the meeting.)

n) 14/496/COU – Weston Park homes, Weston Road – Use of land for siting of two mobile park homes

OBJECTION, on the grounds of overdevelopment, loss of amenity and privacy for neighbouring properties and contrary to policies B1 and D3 (8-0-0)

o) 14/539/FUL) – St Andrew’s Church, Church Lane – Demolition and rebuilding of section of boundary wall, provision of safer access to church and church hall

NO OBJECTION, subject to the comments of the tree and conservation officers (8-0-0)

p) 14/591/OUT – Disused quarry works stockyard, Bottomcoombe, Park Road – Outline application for residential development (approx 62 dwellings, revised scheme)

OBJECTION, on the grounds of overdevelopment and outside the development boundary (8-0-0)

q) 14/627/FUL – HM YOI officers’ bowls club, The Grove – Erection of timber building

NO OBJECTION (8-0-0)

r) 14/638/FUL – Land to the south of 62 - 72, Weston Street – Erection of eight dwellings

OBJECTION, on the grounds of being outside the development boundary and encroachment into the open gap (8-0-0)

s) 14/671/FUL – 26 Furlands – Erect single-storey side extension

NO OBJECTION (8-0-0)

t) 14/674/FUL – Land in use for stabling adjacent to Southwell Farm, Southwell – Retention of stable block

NO OBJECTION (8-0-0)

u) (additional) 14/617/OBL – The Windmills housing site, Park Road – Application under Section 106BA of the Town & Country Planning Act 1990 (as amended) to modify a planning obligation dated 14 September 2009, a Supplemental Agreement dated 15 March 2010 and a Supplemental Agreement dated 9 February 2012 – ie to forgo the affordable housing obligations that were sought (Modification and Discharge of Planning Obligations)

OBJECTION, on the grounds that the 106 agreement should be implemented. This is a large scheme and if it is not viable under the present conditions, it should be withdrawn.

2223 – PLANNING CONTRAVENTION ISSUES

There were none.

2224 – TRAFFIC VIOLATIONS AT EXIT FROM LERRET ROAD INTO CASTLE ROAD

Cllr. Wild passed on comments he had received that although no right turn is allowed at this junction, motorists are ignoring the requirement. The Clerk was asked to make the County aware of this, including their road safety section.

2225 – TV AERIALS IN ALMA TERRACE (sic) CONSERVATION AREA

Cllr. Wild reported that houses in the area had aerials on their roofs with black wires hanging from them down the walls. The Planning Officer was asked to investigate this.

2226 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

None had been notified.

2227 – HIGHWAYS ACT 1980

a) Footpath 26

b) Bridleways 107 and 108

Details had not been attached to the agenda, so both these items were postponed to the next meeting.

2228 – NEIGHBOURHOOD PLAN

Cllr. Matthews had circulated an interim report to members. He said that to date they had received 380 replies to the public consultation, while hoping for five hundred. Meanwhile they were targeting businesses to get more returns from them. He advised that the Borough's new housing targets may alter future development requirements. There might also need to be a policy on unoccupied housing.

2229 – NOTIFIED CHANGES TO THE LOCAL PLAN (additional to original agenda)

The Committee considered details of the changes and supplementary information from the Borough. The following aspects were raised or noted:-

- a) The reduction in the growth of additional jobs, which could have a material impact on the Island's economy in the future, given its socio-economic profile.
- b) The overall number of units within the existing development boundaries expected on Portland over the next fifteen years was estimated at 974, excluding minor sites.
- c) It included a number of sites now considered as sustainable, though some are in community use. The Committee was concerned that the process may not have drawn the attention of the community sufficiently to these facts.
- d) The process does not include an assessment of the yield from empty homes. This is a particularly sensitive issue on the Island and may feature strongly within the Neighbourhood Plan. The Committee considered that if many empty homes were identified early on there

might be further negotiations over the number of units expected from the Island.

- e) There was concern that there had been no obvious assessment of the increased community facilities that these extra dwellings might require.

2230 – DATE OF NEXT MEETING

The next meeting of the Committee will take place on Wednesday, 24th September 2014, commencing at 7.00 pm.

The meeting ended at 8.40 pm.

Signed
(Chair)

Dated.....