

PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING
HELD AT PETER TRIM HALL, ST. GEORGE'S CENTRE, REFORNE
ON THURSDAY, 15TH DECEMBER 2016 AT 7.00 PM**

PRESENT: Councillors D. Thurston (Chairman), Ms J. Atwell, C. Flack, C. Gover and Ms S. Lees

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group)

2512 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. Mrs S. Cocking, Mrs S. Reynolds and R. Wild.

2513 – DECLARATIONS OF INTEREST

Cllr. Atwell declared a non-pecuniary interest in planning application 16/773/FUL – Portland Castle as a member of English Heritage.

2514 – MINUTES OF THE MEETING HELD ON 23RD NOVEMBER 2016

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

2515 – DEPUTY CHAIRMAN'S REPORT AND OTHER MATTERS ARISING

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

Application No	Town Decision	Borough Decision
15/767/FUL	Objection	Pending
16/142/FUL	Objection	Pending
16/216/FUL	Objection	Pending
16/402/OBL	No Objection	Pending
16/501/VOC	Objection	Pending
16/564/OUT	Objection	Pending
16/661/FUL	No Objection	Approved
16/693/OUT	Objection	Approved
16/701/FUL	No Objection	Pending
16/719/FUL	No Objection	Approved
16/643/FUL	No Objection	Pending
16/672/FUL	No Objection	Pending
16/695/FUL	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 23rd November 2016:-

16/697/FUL	No Objection	Approved
16/757/FUL	No Objection	Approved
16/766/ADV	No Objection	Pending
16/715/FUL	No Objection	Approved

Minute 2504 – Public Participation: Wakeham

Cllr. Flack reported that Dorset Highways intended painting white lines and installing a “Road Narrows” sign in the area of Wakeham previously discussed.

2516 – PUBLIC PARTICIPATION

There were no members of the public present.

2517 – NEIGHBOURHOOD PLAN

Mr Matthews reported that a field officer from Aecom was coming to the Island on the following Monday to begin the technical study. The next official Plan meeting in January would in fact be a workshop with the public welcomed to attend and contribute. In Parliament the input of Neighbourhood Plans to local planning issues was being strengthened.

Mr Matthews went on to discuss the Local Plan review. Because Cllr. Nowak had a conflict of interest through his involvement in this Plan at Borough level, Cllr. Draper and Mr Matthews would be drafting responses on behalf of the Town Council.

Regarding the Western Growth Corridor they would be comparing the County and Portland (Neighbourhood Plan) economic strategies to ensure all the issues were covered.

Cllr. Thurston asked Mr Matthews if he and Cllr. Draper could provide the Town Councillors with some backup information regarding the potential housing developments in their individual wards.

Asked about the completion of the Neighbourhood Plan, Mr Matthews thought it was now unlikely to be ready for a referendum in May 2017 because local planning authorities were taking a while to process the Neighbourhood Plans being passed to them.

2518 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 16/574/FUL – 22 Cove Cottages – Erect summer house and tool shed (retrospective)

NO OBJECTION

b) 16/666/FUL – Hut 21, Field 766, access track to Fields 758 and 766 – 769, Portland Bill – Replacement beach hut

NO OBJECTION

c) 16/770/LBC – Building 781, Storehouse Jetty Road North, Portland Port – Installation of non-illuminated fascia sign

NO OBJECTION, subject to the comments of the listed buildings officer

d) 16/772/ADV – Building 781, Storehouse Jetty Road North, Portland Port – Installation of non-illuminated fascia sign

NO OBJECTION, subject to the comments of the listed buildings officer

e) 16/783/FUL – Land opposite 139 – 165 Avalanche Road – Erection of ten two-storey dwellings (four lifetime homes) and access road with relocation of remaining allotments to land at the rear of site

OBJECTION, on the grounds that the design is not sympathetic to the neighbourhood, overdevelopment of the site, encroachment on the important planning gap between Southwell and Weston, the possibility of insufficient sewerage provision, the potential impact on road safety issues for pupils going to and from IPACA and the relocation of the allotments to land the Committee thinks may be contaminated.

(Cllr. Lees left the meeting.)

f) 16/814/FUL – Hut 8, Field 769, access track to Fields 758 and 766 – 769, Portland Bill – Retention of existing beach hut

NO OBJECTION, according to the standard agreed procedure

g) 16/816/FUL – 21 King Street – Proposed front and rear dormer windows to existing loft room

NO OBJECTION

h) 16/840/LBC – 215 Wakeham – Replacement front windows on ground, first and second floors

NO OBJECTION, subject to the comments of the listed buildings officer

i) 16/866/FUL – 4 Bown Hill – Erection of extension

NO OBJECTION

j) 16/804/FUL – 129 High Street, Fortuneswell – Demolition of short section of frontage wall and formation of vehicular access and parking (resubmission) (additional item)

NO OBJECTION, subject to the comments of the highways officer

k) 16/773/FUL – Portland Castle, Liberty Road – Installation of a car parking meter (additional item)

OBJECTION, on the grounds of the loss of a free public amenity, the impact on parking along adjacent roads and its negative impact on tourism and the local business economy

2519 – ENLARGED BEACH HUT REPLACEMENTS

Members considered the response of the Area Planning Manager. The Clerk was asked to write again requesting area site plans.

2520 – PLANNING CONTRAVENTION ISSUES

Cllr. Flack raised 103 Verne Common Road. The decking there had been the subject of an enforcement notice, but nothing appeared to have been done in response. The Clerk was asked to query this with the Borough.

2521 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2522 – NEW BOROUGH PLANNING APPLICATIONS

Members considered the Clerk’s report. It was agreed that this be raised as an agenda item at the next Town Council meeting.

2523 – LOCALISED FLOODING (additional item)

Cllr. Flack raised the subject of repeated flooding at Grove corner, Cllr. Atwell likewise at Reap Lane and the main entrance to the Verne.

2524 – DATE OF NEXT MEETING

The Committee’s next meeting is scheduled to be held on Wednesday, 25th January 2017 at Easton Methodist Church Hall, Easton, starting at 7.00 pm.

The meeting ended at 8.30 pm.

Signed
(Chair)

Dated.....