

**PORTLAND TOWN COUNCIL**

**PLANNING & HIGHWAYS ADVISORY COMMITTEE  
MINUTES OF THE MEETING  
HELD IN THE WESTON ROOM,  
EASTON METHODIST CHURCH HALL, EASTON  
ON THURSDAY, 14<sup>TH</sup> DECEMBER 2017 AT 7.00 PM**

**PRESENT:** Councillors Charlie Flack (Chairman), Jo Atwell (from 7.05 pm), Susan Cocking, Jim Draper, Chris Gover, Lucy Grieve, Sue Lees (from 7.05), Ray Nowak (from 7.05 pm), David Thurston and Rod Wild

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

**2655 – APOLOGIES FOR ABSENCE**

There were none.

**2656 – DECLARATIONS OF INTEREST**

Cllr. Cocking declared a non-pecuniary interest in application 17/879/CLP – Albion Stone and Mr Matthews a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

**2657 – MINUTES OF THE MEETING HELD ON 22<sup>ND</sup> NOVEMBER 2017**

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

(Cllrs. Atwell, Lees and Nowak joined the meeting.)

**2658 – 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
16/142/FUL	Objection	Pending
16/501/VOC	Objection	Pending
17/270/OUT	No Objection	Pending
17/371/OUT	Objection	Pending
17/451/FUL	Objection	Approved
Commons Act, s38	No Objection	Pending
17/593/FUL	No Objection	Pending
17/631/FUL	No Objection	Pending
17/637/FUL	Objection	Approved
17/618/VOC	Objection	Approved
17/655/FUL	No Objection	Refused
17/666/FUL	No Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 25<sup>th</sup> October 2017:-

17/732/ADV	No Objection	Pending
17/735/FUL	Objection	Pending
17/738/FUL	Objection	Pending

17/746/FUL	No Objection	Approved
17/751/VOC	No Objection	Pending
17/760/LBC	No Objection	Pending
17/768/FUL	No Objection	Pending
17/777/FUL	No Objection	Approved
17/781/RES	No Objection	Pending
17/783/RES	Objection	Approved
17/860/VOC	No Objection	Pending
17/635/FUL	Objection	Pending
17/765/FUL	No Objection	Pending

**a) Minute 2648 – Proposed Crossing**

**b) Minute 2651 – Planning Contravention Issues**

The Clerk reported no replies had been received to either letter.

**c) Minute 2653 – Brackenbury**

Cllr. Grieve said a nomination had now been submitted.

**d) Naming of New Streets**

The Clerk was asked to write to the Borough, querying consultation on the naming of Ayton Drive and requesting that developers advise the Town Council of new unnamed streets as a matter of course.

**2659 – PUBLIC PARTICIPATION**

Mr Matthews requested permission to speak on application no. 17/866/OUT – Southwell Primary School.

**2660 – NEIGHBOURHOOD PLAN**

Andy Matthews reported that he had spoken to about two hundred and fifty people in connection with the Plan consultation. Generally they had been supportive of the Plan as it stands.

Two specialised studies were ongoing into local transport and retail needs. The results will be fed back into the overall Plan.

There has only been one response from a statutory body so far, the joint mineral authorities in respect of a quarry restoration strategy.

**2661 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

a) 17/834/FUL – 46 King Street – Proposed dormer window and two roof lights

**OBJECTION**, on the grounds of being out of character with the rest of the terrace, an important local group of buildings within a conservation area

b) 17/847/FUL – Hecla House, Victoria Place – Demolish single-storey rear extension and rear conservatory and erect single-storey extension

**NO OBJECTION**

c) 17/851/FUL – 30 New Street – Demolish existing conservatory and erect single-storey rear extension and first floor Juliette balcony

**NO OBJECTION**

d) 17/852/FUL – Plot X, Mulberry Avenue – Erection of 2 no two-storey business premises, each comprising 6 no Class B1 office / light industrial units with associated parking

**OBJECTION**, on the grounds of the scheme's harmful visual impact on a Grade 1 listed Ancient Monument in the historic quarter of the site, separated from the rest of Osprey Quay by a runway and green spaces, in particular the height and materials of the proposed application.

The Committee also strongly regretted that English Heritage and Historic England were not included as consultees.

e) 17/862/FUL – 44 Tillycombe Road – Erection of a single-storey side extension

**NO OBJECTION**

f) 17/866/OUT – Southwell Primary School, Sweethill Lane – Demolition of existing buildings and construction of 58 new residential properties, with associated access roads, parking and green spaces

**OBJECTION**, on the grounds of overdevelopment, the impact of the scheme on surrounding property and the loss of or damage to an important wildlife area, particularly that caused by the two new buildings adjoining the area. It appears that the scheme requires the removal of a medieval hedgerow. The Planning Committee requests that section 3.5.2. of the Planning Statement be amended to read, "All mature trees will be retained," in sympathy with Portland's general shortage of this amenity. The Committee further objects to three-storey domestic buildings, which are not in keeping with this part of the Island, their effect on the skyline and key views across Portland. The members consider the whole scheme will significantly worsen the lack of amenities to support the local community in Southwell. They are concerned about the long working hours stated in the environmental health report for demolition and associated traffic and their consequent effect on residents.

g) 17/868/FUL – 75 Pound Piece – Erection of a single-storey rear extension

**NO OBJECTION**

h) 17/869/FUL – 4 Clarence Road – Erection of a first floor extension

**NO OBJECTION**

i) 17/879/CLP – Albion Stone, Easton Lane – Erection of steel frame extension. Clad walls and roof with profiled steel and lay flooring with reinforced concrete

**NO OBJECTION**

j) 17/881/ADV – Castletown Roundabout, Atlantic House, 1 Ayton Drive – Display of 3 no. non-illuminated aluminium roundabout sponsorship signs

**NO OBJECTION**

k) 17/849/FUL – Billy Winter's Bar Diner, Portland Beach Road – Retention and first floor expansion

No Discussion. The details of the scheme were not available on the Dorset for You website.

**2662 – PLANNING CONTRAVENTION ISSUES**

There were none.

**2663 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

There were none.

**2664 – MINERAL SITES AND WASTE PLAN CONSULTATION**

The consultation was noted by the Committee.

**2665 – PARKING ON WESTON ROAD**

Members considered putting boulders along the edges of the grassed areas to prevent parking. The Clerk was asked to enquire ownership of this land and the counterpart in Easton, and to write to Bride Valley Recovery about one of their vehicles parking overnight.

**2666 – DATE OF NEXT MEETING**

The Committee's next meeting is scheduled to be held on Wednesday, 24<sup>th</sup> January 2018 in Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 9.30 pm.

Signed .....  
(Chair)

Dated.....