

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL ON WEDNESDAY, 21ST JANUARY 2015 AT 7PM

PRESENT: Councillors R. Wild (Chair), Mrs S. Bradley, G. Chadwick, R. Hughes, Ms S. Lees, A. Matthews, Mrs S. Reynolds and J. Thorner

IN ATTENDANCE: Ian Looker (Town Clerk) and Jo Riley (Weymouth & Portland Borough Council)

2268 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr. R. Nowak.

2269 – DECLARATIONS OF INTEREST

Cllr. Wild declared a non-pecuniary interest in application no. 14/788/FUL as a member of Dorset Wildlife Trust. Cllr. Matthews declared his membership of the Neighbourhood Plan Working Group, whose work includes consideration of possible housing developments on the Island.

2270 – MINUTES OF THE MEETING HELD ON 18TH DECEMBER 2014

The minutes were formally agreed and signed as a correct record.
(For: 6 votes, Against: 0 votes, Abstentions: 2 votes)

2271 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING

The Planning Officer had no update to report. The applications outstanding remain 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
14/823/FUL	No Objection	Pending
14/937/OUT	No Discussion	Withdrawn
14/993/DCC	No Objection	Pending

a) Minute 2265 – 14/041/DCC – Bottomcombe Railway Cutting

Cllr. Lees asked what was the outcome of the Council's enquiry to the County. No response had been received and the Clerk was asked to pursue the matter. Cllr. Thorner said he had heard the area was to be landscaped. He was asked to raise the Council's concerns at the next meeting of the Quarries Liaison Committee. Cllr. Matthews added his concern that the affair should set a precedent in the face of a Minerals Policy declaration that the sensitivity of sites near a conservation area should be recognised.

b) Conservation Area Consultation

No acknowledgement had been received to the Council's submission, so the Clerk was asked to follow that up.

2272 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 14/975/FUL – 11 Weston Street – Erect bungalow (brought forward from last meeting's agenda)

NO OBJECTION (4-3-1)

(Cllr. Wild withdrew from the meeting. Cllr. Bradley took the chair.)

b) 14/788/FUL – Chesil Beach Visitor Centre, Portland Beach Road – Attach decking and a bird hide to the West side of the Chesil Beach Centre

NO OBJECTION (6-0-1)

(Cllr. Wild resumed in the chair.)

c) 14/887/OUT – Former Navy Facilities, Control Tower Building and adjoining land, Liberty Road – Hybrid application for the conversion and extension of the former Navy facilities building (including demolition of the two-storey side wings and rear extensions) to provide residential apartments (full planning application); erection of residential dwellings / apartments and associated works (outline planning application with all matters reserved except access); total provision of up to seventy residential units

Postponed to next meeting pending availability of more information.

d) 14/912/FUL – 14 Cornwell Court, Martinscroft Road – Enlargement of existing kitchen and lounge windows

NO OBJECTION (8-0-0)

e) 14/994/FUL – Weston Social Club, Weston Road – Erect conservatory to extend the provision of the pre-school

NO OBJECTION (8-0-0)

f) 14/1013/FUL – 79 Fortuneswell – Alteration and extension of existing building to create retail unit on the ground / lower floor, and increase residential accommodation from two flats to six flats

NO OBJECTION, subject to the provision of a construction and environmental management plan (8-0-0)

g) 14/1014/LBC – 79 Fortuneswell – Alteration and extension of existing building to create retail unit on the ground / lower ground floor, and increase residential accommodation from two flats to six flats

NO OBJECTION, subject to the comments of the conservation officer (8-0-0)

h) 14/1029/FUL – 8 Rufus Way – Erection of two dwellings

NO OBJECTION, subject to a visual impact assessment (8-0-0)

i) 14/1032/OUT – Land to rear of 6 Southwell – Erect new dwelling (outline application with all matters reserved)

OBJECTION, on the grounds of overdevelopment and being outside the development boundary (7-0-1)

j) 14/1033/OUT – Scrubland area in Port Estate between foreshore and Incline Road, Portland Port – Aquaculture building and associated external works (outline planning application with all matters reserved)
NO OBJECTION (7-0-1)

k) 14/1036/COU – 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
OBJECTION, on the grounds of the visual impact on the Island (7-1-0)

l) 14/1042/FUL – 41 Mallams – Single-storey extension and associated landscaping works (resubmission)
NO OBJECTION (6-0-2)

m) 4/1049/FUL – 17 Wheatlands – Erect side extension
NO OBJECTION (8-0-0)

n) 14/1053/FUL – Land adjacent to 8 Bowers Road – Erection of four garages
NO OBJECTION (8-0-0)

(Cllr. Hughes left the meeting at 8.50pm.)

o) 14/1057/FUL – 23 Sweet Hill Road – Erection of bungalow
NO OBJECTION (3-0-4)

p) 15/005/FUL – Hut 8, Field 758, access track to Fields 758 and 766 – 769, Portland Bill – Replacement of existing beach hut
NO OBJECTION (7-0-0)

q) 14/989/OBL – Apartment 19, Maritime House, West Way, Southwell Business Park – Modification of an existing Planning Obligation to seek discharge of the existing legal agreement dated 29th December 2000 approved under planning permission 00/00439/COU to allow the residential unit to be permanently occupied (Modification and Discharge of Planning O)
OBJECTION, on the grounds of being tied to business use (7-0-0)

r) 14/990/OBL – Apartment 5, Maritime House, West Way, Southwell Business Park – Modification of an existing Planning Obligation to seek discharge of the existing legal agreement dated 29th December 2000 approved under planning permission 00/00439/COU to allow the residential unit to be permanently occupied (Modification and Discharge of Planning O)
OBJECTION, on the grounds of being tied to business use (7-0-0)

(Cllr. Thorner left the meeting at 9.00pm.)

Borough Waiting Restriction Order 2011 (Amendment No. 19)

s) Avalanche Road Parking Space
NO OBJECTION (6-0-0)

t) Station Road Parking Space
NO OBJECTION (6-0-0)

u) 50 Easton Street Parking Space Revocation
NO OBJECTION (6-0-0)

v) 15 St. Paul's Road Parking Space Revocation
NO OBJECTION (6-0-0)

2273 – PLANNING CONTRAVENTION ISSUES

None were raised.

2274 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2275 – NEIGHBOURHOOD PLAN

Cllr. Matthews had given an update to an earlier Management Group meeting, to which the Committee members were party.

2276 – DORSET HEATHLANDS SUPPLEMENTARY PLANNING DOCUMENT

It was agreed that the Committee did not need to discuss or respond to this.

2277 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 25th February 2015, starting at 7.00 pm.

The meeting ended at 9.05 pm.

Signed
(Chair)

Dated.....