

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING

HELD IN THE PETER TRIM HALL, ST. GEORGE'S CENTRE, REFORNE,
ON WEDNESDAY, 27TH JANUARY 2016 AT 7.00 PM

PRESENT: Councillors D. Thurston (Chairman), Ms J. Atwell, Mrs S. Cocking, C. Flack, C. Gover, Ms S. Lees, R. Nowak (from 7.10 pm), Mrs S. Reynolds, D. Symes and R. Wild

IN ATTENDANCE: Ian Looker (Town Clerk), Jo Riley (Weymouth & Portland Borough Council) and Andy Matthews (Neighbourhood Plan Working Group) and six members of the public

2392 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. G. Chadwick, J. Draper and A. Sergison.

2393 – DECLARATIONS OF INTEREST

Cllr. Lees declared a personal interest in application no. 15/764/FUL and Cllr. Reynolds and Symes prejudicial interests in 15/888/FUL.

2394 – MINUTES OF THE MEETING HELD ON 17TH DECEMBER 2015

The Clerk pointed out that in Minute 2388(a) the title should have read “22 no. dwellings.” With this amendment the minutes were formally agreed and signed as a correct record. (For: 5 votes, Against: 0 votes, Abstentions: 4 votes)

2395 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING

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

Application No.	Town Decision	Borough Decision
14/1020/COU	No Objection	Approved
15/083/OUT	Objection	Pending
15/366/DCC	No Objection	Approved
15/392/FUL	No Objection	Approved
15/497/OUT	Objection	Pending
15/533/FUL	Objection	Pending
15/713/FUL	Objection	Pending
15/391/FUL	No Objection	Pending
15/630/FUL	No Objection	Approved
15/691/FUL	Objection	Pending
15/638/FUL	Objection	Approved
15/639/LBC	No Objection	Approved
15/694/RES	Objection	Pending
15/703/FUL	Objection	Approved
15/718/FUL	No Objection	Approved
15/744/FUL	No Objection	Pending
15/753/FUL	No Objection	Pending
15/757/FUL	No Objection	Approved

15/761/FUL	No Objection	Pending
15/787/HAZ	No Objection	Approved
15/800/FUL	No Objection	Pending
15/816/FUL	No Objection	Pending

She next advised on the progress of applications that had been brought to the meeting of 17th December 2015 as follows:-

15/767/FUL	Objection	Pending
15/778/FUL	No Objection	Pending
15/819/FUL	No Objection	Pending
15/829/FUL	No Objection	Pending

Minute 2388(a), paras 2 and 3 – Conservation Area Consultation

Cllr. Wild said he had notified the Borough Chief Executive that he might lodge a complaint about the land south of Augusta Road not being included in the conservation area report and being designated for social housing. There appeared to be an anomaly as the conservation report was supposedly approved in November 2014, but he had been told it was still pending subsequently. Cllr. Wild’s concern was that the Town Council’s comments in the consultation had been ignored.

(Cllr. Nowak joined the meeting.)

2396 – NEIGHBOURHOOD PLAN

Mr Matthews reported that a letter had been sent to the Borough requesting them to take account of the Neighbourhood Plan work as it developed. A copy had been passed to the Clerk.

The Economic Vision was now ready to submit to the Department for Communities and Local Government. It had been presented to Borough members earlier in the week and the intention was to bring it shortly to Town Council members.

Meanwhile the Working Group was trying to accelerate the programme for the policy framework. The draft aims and objections had been modified by the Management Committee. Mr Matthews hoped that fairly soon policies could be in place to start influencing planning applications.

A public consultation on the Plan could be held in May or June.

2397 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

- a) 15/693/OUT – Portland Heights Hotel, Yeates Road – Demolish existing hotel and erect new hotel and forty-nine later living apartments
OBJECTION, on the grounds that the scheme is detrimental to the visual impact in the wider landscape because of its height, poor design, the siting of the hotel and apartments, poor access, loss of the tourist information centre, loss of the public car park and the lack of local amenities (10-0-0)

b) 15/764/FUL – Open land east of Mermaid Cottages, Wakeham – Use of vacant land for storage yard for machinery and siting of two shipping containers

NO OBJECTION, subject to the Borough's recommendations, access to the footpath not being blocked, permission being temporary for five years and standard working hours being observed on the site (10-0-0)

c) 15/804/FUL – Hut 9, Field 763, Access to Fields 730, 764 and 763, Portland Bill – Retention of beach hut

NO OBJECTION, according to the agreed procedure

d) 15/887/FUL – 8 Avalanche Road – Proposed first floor extension

NO OBJECTION, subject to a site visit by the Planning Officer (10-0-0)

(Cllrs. Reynolds and Symes withdrew from the meeting.)

e) 15/888/FUL – 25 Clarence Road – Proposed two-storey extension

NO OBJECTION, subject to a site visit by the Planning Officer and consultation with the neighbour regarding loss of light (8-0-0)

(Cllrs. Reynolds and Symes rejoined the meeting.)

f) 15/890/FUL – 12 Sweethill Lane – Proposed two-storey side extension to provide hobbies room, utility, bedroom and en suite and single-storey rear extension to enlarge kitchen / diner

NO OBJECTION, subject to a site visit by the Planning Officer regarding light issues (10-0-0)

g) 15/90/FUL – Enterprise House, West Way, Southwell Business Park – Use of office suites for day care purposes together with associated external changes (retrospective)

NO OBJECTION (8-1-1)

h) 15/924/FUL – Pennsylvania Castle, Pennsylvania Road – Installation of a footbridge, set of external stairs and replacement pergola

NO OBJECTION, subject to the comments of the tree officer (10-0-0)

i) 15/925/LBC – Pennsylvania Castle, Pennsylvania Road – Installation of a footbridge, set of external stairs and replacement pergola

NO OBJECTION (10-0-0)

2398 – PLANNING CONTRAVENTION ISSUES

None were raised.

2399 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2400 – HIGHWAY ISSUES: FLOODING IN REAP LANE

Cllr. Atwell reported on a site visit she had made. She had seen the flooding problem on a video and indeed the problem had been repeated that day. The bottom of the front doors to the houses was below the level of the ruts being

formed with water collecting in them. She thought the remedy lay in stopping the passage of heavy vehicles along the paths outside and enacting protective measures.

It was thought the erection of bollards would stop the heavy vehicles, but permission of the unknown landowner of the tracks would be required.

It was agreed Cllr. Atwell would try to discover the identity of the landowner while the Clerk would contact Dorset Highways and Mr Ingram.

2401 – ADDITIONAL NON-AGENDA ITEM

Cllr. Flack reported briefly on the speed bumps in Reap Lane and would e-mail the Clerk with the details.

2402 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 24th February 2016, starting at 7.00 pm.

The meeting ended at 9.10 pm.

Signed
(Chair)

Dated.....