

## PORTLAND TOWN COUNCIL

### PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 24<sup>TH</sup> JANUARY 2018 AT 7.00 PM

**PRESENT:** Councillors Charlie Flack (Chairman), Jo Atwell, Susan Cocking, Jim Draper, Lucy Grieve, Sue Lees (from 7.05), Ray Nowak (from 7.10 pm), Sandra Reynolds and Rod Wild

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

#### **2667 – APOLOGIES FOR ABSENCE**

Apologies were received from Councillor David Thurston.

#### **2668 – DECLARATIONS OF INTEREST**

Mr Matthews declared a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

#### **2669 – MINUTES OF THE MEETING HELD ON 24<sup>TH</sup> DECEMBER 2017**

Two typing errors were noted, in minute 2661(b) “Hecla” and minute 2665 “Bride.” With these two amendments the minutes were formally agreed and signed as a correct record.

(Cllr. Lees joined the meeting at this point and Cllr. Nowak during the following agenda item.)

#### **2670 – CHAIRMAN’S REPORT, MINUTE UPDATE 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	Approved
17/371/OUT	Objection	Pending
Commons Act, s38	No Objection	Pending
17/593/FUL	No Objection	Pending
17/631/FUL	No Objection	Pending
17/666/FUL	No Objection	Pending
17/732/ADV	No Objection	Pending
17/735/FUL	Objection	Refused
17/738/FUL	Objection	Pending
17/751/VOC	No Objection	Approved
17/760/LBC	No Objection	Pending
17/768/FUL	No Objection	Approved
17/781/RES	No Objection	Pending
17/860/VOC	No Objection	Pending

17/635/FUL	Objection	Approved
17/765/FUL	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 24<sup>th</sup> December 2017:-

17/834/FUL	Objection	Pending
17/847/FUL	No Objection	Pending
17/851/FUL	No Objection	Approved
17/852/FUL	Objection	Pending
17/862/FUL	No Objection	Pending
17/866/OUT	Objection	Pending
17/868/FUL	No Objection	Pending
17/869/FUL	No Objection	Approved
17/879/CLP	No Objection	Pending
17/881/ADV	No Objection	Pending

Application 17/849/FUL had been tabled on the agenda for that meeting but not discussed for lack of information. **RESOLVED** – that the scheme receive an **OBJECTION**, on the grounds that a scheme involving two storeys would be visually intrusive in a sensitive area of the Heritage Coast and have an adverse impact on the panoramic vistas across the Fleet and Portland Harbour. The Planning Committee wishes to draw attention to the fact that approvals to previous schemes on this site have only been granted on a temporary basis. It is also concerned that this application would increase the traffic accessing and exiting the site on a heavily used main road with access sight-lines inappropriate for this volume.

**Minute 2658(b) – Planning Contravention Issues: Portland Port**

Following the response from the Port the Clerk was asked to arrange a meeting between the Port’s representative and Cllrs. Flack and Wild.

**2671 – PUBLIC PARTICIPATION**

The Chairman said he would take contributions from the public under the appropriate agenda items later in the meeting.

**2672 – NEIGHBOURHOOD PLAN**

Mr Matthews reported that he and Cllr. Draper would be meeting Paul Weston shortly to review feedback from the consultation. Generally speaking the public’s response had been favourable.

Two unidentified members of the public said that there was interest among Southwell residents in using some of the land and property at the former Southwell Primary School for a community hall or care home / day centre for the elderly. They would therefore be seeking a Community Asset Registration.

**RECOMMENDED** – that the Town Council consider Community Asset Nomination for Southwell School at its meeting in February.

## **2673 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

a) 17/872/ADV – Lighthouse Roundabout, Portland Bill Road – Display two non-illuminated aluminium roundabout sponsorship signs  
**OBJECTION**, on the grounds that the site is an SSSI and highly sensitive location on the Heritage Coast. The Committee fully supported the comments of Weymouth Civic Society and the Court Leet.

b) 17/916/RES – Disused Quarry Works Stockyard, Bottomcombe, Park Road – Application for approval of reserved matters for access, appearance, landscaping, layout and scale in relation to outline approval 14/591/OUT  
**OBJECTION**, on the same grounds as the Committee's previous objection to application 14/591/OUT. It further commented that all existing trees and footpaths should be retained and all external walling should be faced with Portland stone.

c) 17/920/FUL – 45 Wakeham – Demolish garage / studio and erect a detached dwelling and a terrace of four dwellings with new access  
**OBJECTION**, on the grounds of overdevelopment, its adverse impact on the streetscene within a conservation area, highway safety issues at the access to the site and inappropriate building materials to the outside walls, which should be ashlar-faced.

d) 17/927/FUL – Land to the north of 54 New Street – Formation of additional four parking spaces in addition to those approved under 17/076/RES and widening of access drive  
**NO OBJECTION**

e) 17/945/FUL }  
17/946/LBC } – Pennsylvania Castle, Pennsylvania Road – Conversion and adaptation of existing triple double garage into additional letting accommodation and storage  
**NO OBJECTION**

f) 17/966/LBC – Residential Section, HM YOI, The Grove – Replacement of the existing timber gates  
**NO OBJECTION**

g) 17/1000/FUL – 42 Sandholes Close – Erection of a single-storey rear extension  
**NO DECISION** – Supporting information not available

## **2674 – PLANNING CONTRAVENTION ISSUES**

Cllr. Lees drew attention to the turf by Perryfield House which had been badly damaged by vehicles. This will be raised with the highways officer.

## **2675 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

There were none.

**2676 – REVIEW OF PLANNING APPLICATION 17/664/CLP**

It was agreed that the Clerk would write to the Planning Officer about the scheme's apparent conflict with policy ENV 4 of the Weymouth & Portland Local Plan.

**2677 – DATE OF NEXT MEETING**

The Committee's next meeting is scheduled to be held on Wednesday, 21<sup>st</sup> February 2018 in Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 9.10 pm.

Signed .....  
(Chair)

Dated.....