

PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING HELD ON
WEDNESDAY, 23RD JULY 2014**

PRESENT: Councillors R. Wild (Chair), Mrs S. Bradley, R. Hughes, A. Matthews and Mrs S. Reynolds

IN ATTENDANCE: Ian Looker (Town Clerk), together with Chris Moscrop and Chris Meil (Weymouth & Portland Borough Council)

2208 – APOLOGIES FOR ABSENCE

There were none.

2209 – DECLARATIONS OF INTEREST

Cllr. Hughes and Matthews declared a personal interest in application no. 14/523/FUL.

2210 – MINUTES OF THE MEETING HELD ON 25TH JUNE 2014

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

2211 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING

The Planning Officer reported progress on the applications outstanding 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
14/252/OUT	No Objection	Pending
14/299/FUL	Objection	Pending
14/161/OUT	No Objection	Pending
14/413/FUL	No Objection	Approved
14/327/FUL	No Objection	Approved
14/330/OUT	Objection	Approved
14/407/FUL	Objection	Approved

He then advised on the progress of applications that had been brought to the meeting of 25th June 2014 as follows:-

14/353/FUL	No Objection	Approved
14/354/FUL	No Objection	Approved
14/387/FUL	No Objection	Approved
14/394/FUL	No Objection	Approved
14/396/FUL	No Objection	Approved
14/421/FUL	No Objection	Approved
14/424/FUL	No Objection	Approved
14/432/FUL	No Objection	Approved

14/434/FUL	No Objection	Approved
14/456/FUL	No Objection	Approved
14/478/FUL	No Objection	Approved
14/479/FUL	No Objection	Approved
14/483/FUL	No Objection	Approved
14/364/FUL	Objection	Pending
14/403/FUL	No Objection	Approved
14/404/FUL	No Objection	Pending
14/422/FUL	No Objection	Pending
14/437/FUL	No Objection	Pending
14/486/FUL	No Objection	Pending

2212 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 14/564/OBL – Former Hardy Complex, Castle Road – Application under Section 106BA of the Town & Country Planning Act 1990 (as amended) to modify a planning obligation dated 27th July 2004 i.e. to forgo the affordable housing obligations that were sought under that 2004 agreement
The Planning Officer advised members that this first application was out of the ordinary in that it did not require a decision as such. He outlined the circumstances involved and his report was noted.

It was further **RESOLVED** – that if the viability case of the applicant was proved, the Council would prefer the scheme to be completed as soon as possible. (For: 5 votes, Against: 0 votes, Abstentions: 0 votes.) However, given that approval is granted by the Borough, the Committee would prefer the developer to adopt an alternative approach, involving demolition of the existing buildings (5-0-0)

b) 14/206/FUL – Land adjacent to Westcliff House and to rear of No. 1 and Chelmsford, Weston Road

NO OBJECTION, subject to the comments of the highways and archaeological officers and negotiation of a Section 106 agreement

c) 14/457/FUL – Hut 13, Field 761, Portland Bill

d) 14/481/FUL – Hut 49, Field 767, Portland Bill

e) 14/485/FUL – Hut 39, Field 765, Portland Bill

f) 14/519/FUL – Hut 15, Field 760, Portland Bill

g) 14/532/FUL – Hut 24, Field 760, Portland Bill

h) 14/533/FUL – Hut 22, Field 765, Portland Bill

i) 14/573/FUL – Hut 1, Church Ope Road

j) 14/580/FUL – Hut 29, Field 766, Portland Bill

NO OBJECTION to all of the above applications according to the agreed planning procedure

k) 14/566/FUL – Hut 45, access to Fields 730, 764 and 763 – Replacement beach hut

NO OBJECTION (5-0-0)

l) 14/507/FUL – 3 The Courtyard, Southwell Business Park – Erection of new unit and cover to provide store
NO OBJECTION (5-0-0)

m) 14/523/FUL – Tokama, Avalanche Road – Proposed reconstruction to rear of family dwelling
NO OBJECTION (5-0-0)

n) 14/53/FUL – Osborne Hall, Osborne Terrace – Works to the rear elevation including removal of existing balconies and forming a new bay window at first floor level with balcony above
NO OBJECTION (5-0-0)

o) 14/554/FUL) – Store A adjacent to 197 Chiswell – Conversion of former 14/555/LBC) fisherman's store to a one-bedroom dwelling
NO OBJECTION, subject to the comments of the conservation officer (5-0-0)

p) 14/565/FUL – 179 Wakeham – Amended design for porch
NO OBJECTION, subject to the comments of the conservation officer (5-0-0)

2213 – PLANNING CONTRAVENTION ISSUES

Cllr. Wild queried the demolition of Range Cottage and associated buildings at the New Firing Range off Incline Road. The Planning Officer agreed to raise this with the Enforcement Officer.

2214 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

a) Public Path Extinguishment

Members considered an extinguishment consultation form regarding a path between Furlands and Greenways. **RESOLVED** – that the extinguishment be supported (5-0-0)

b) Ventnor Road

The Clerk advised members that a traffic management order to reverse the flow of traffic may well remain in force for eighteen months or more.

2215 – HIGHWAY ISSUES TRAFFIC CALMING IN EASTON SQUARE

Members considered three e-mails received about problems in the Square. **RESOLVED** – that the Committee support the request for a 20mph zone around Easton Square and other measures to slow traffic approaching the Square.

2216 – NEIGHBOURHOOD PLAN

Cllr. Matthews said he provided a report to the last meeting of the full Council. So far three hundred and twenty replies had been received to the community consultation. He had been in conversation with the Clerk about gaining staff help in sending out other consultation letters.

Members also spent a short while discussing the Jurassic scheme envisaged.

2217 – DATE OF NEXT MEETING

The next meeting of the Committee will take place on Wednesday, 27th August 2014, commencing at 7.00 pm.

The meeting ended at 8.30 pm.

Signed
(Chair)

Dated.....