

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 21ST MARCH 2018 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Jo Atwell, Susan Cocking, Lucy Grieve, Ray Nowak, Sandra Reynolds, David Thurston and Rod Wild

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group), Cllr. Katharine Garcia (Dorset County Council & Weymouth & Portland Borough Council) and three members of the public.

2691 – APOLOGIES FOR ABSENCE

Apologies were received from Councillors Jim Draper, Chris Gover and Sue Lees.

2692 – DECLARATIONS OF INTEREST

Cllr. Cocking declared a non-pecuniary interest in application no. 18/096/FUL – Albion Stone, Mr Matthews a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project and Cllr. Nowak a non-pecuniary interest in Agenda Item 12(a) as a nearby resident.

2693 – MINUTES OF THE MEETING HELD ON 21ST FEBRUARY 2018

Minute 2685(m) should have read “14 Pauls Mead.” With this amendment the minutes were formally agreed and signed as a correct record.

2694 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

Cllr. Flack reported progress on the applications outstanding as follows:-

Application No	Town Decision	Borough Decision
15/767/FUL	Objection	Pending
16/142/FUL	Objection	Pending
16/501/VOC	Objection	Pending
17/371/OUT	Objection	Approved
Commons Act, s38	No Objection	Pending
17/593/FUL	No Objection	Approved
17/631/FUL	No Objection	Approved
17/732/ADV	No Objection	Pending
17/760/LBC	No Objection	Pending
17/781/RES	No Objection	Pending
17/860/VOC	No Objection	Approved
17/852/FUL	Objection	Pending
17/866/OUT	Objection	Pending
17/872/ADV	Objection	Withdrawn
17/916/RES	Objection	Pending
17/920/FUL	Objection	Pending

17/927/FUL	No Objection	Approved
17/945/FUL	No Objection	Approved
17/946/LBC	No Objection	Approved
17/966/LBC	No Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 21st February 2018:-

17/955/LBC	No Objection	Approved
17/950/VOC	No Objection	Pending
17/971/FUL	Objection	Pending
17/991/FUL	No Objection	Approved
17/999/FUL	No Objection	Approved
17/1000/FUL	No Objection	Approved
17/1008/FUL	No Objection	Pending
17/1014/FUL	No Objection	Pending
17/1015/LBC	No Objection	Pending
18/003/FUL	No Objection	Pending
18/007/FUL	No Objection	Pending
18/013/FUL	No Objection	Approved
18/043/FUL	No Objection	Pending
18/055/FUL	Objection	Pending
18/063/FUL	No Objection	Pending
18/101/DOD	No Comment	Approved
18/042/RES	Objection	Pending
18/100/VOC	Objection	Pending

a) Minute 2684(b) – Brownfield Register

Mr Matthews asked if the Council had written to the Borough about the transfer of car parks. The Clerk said this had not been done yet.

b) Notice of Appeals

The Chairman advised members of appeals against the Borough decisions on Hut 11, Portland Bill and 30 Westcliff Road.

2695 – PUBLIC PARTICIPATION

Mr Matthews and a member of the public requested permission to speak on Agenda Items 10 and 12(b) respectively.

2696 – NEIGHBOURHOOD PLAN

Mr Matthews gave an update based on an additional paper he presented to the meeting.

2697 – ORDER OF BUSINESS

The Chairman took Agenda Item 8 – Planning Training ahead of Agenda Item 7.

2698 – PLANNING TRAINING

Cllr. Flack informed the Committee of changes to be made in planning procedures by the Dorset Councils Partnership:-

- new online planning system based on North Dorset system to be implemented from 16th April
- comments will be required for “No Objection”
- consultation period extended to 23 days
- “scheme of delegation” comes into operation
- “material planning considerations” discussed
- pre-2012 data to be removed from planning system
- scheme of delegation at parish council comes into operation
- enforcement changes to be notified later.

2699 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 18/087/NMA – Easton Motor Services, Yeates Road – Amendment of planning permission 16/091/FUL – to fit a steel fire exit door on the north elevation

NO OBJECTION, on the grounds of fire safety

b) 18/112/LBC – 129 Wakeham – Erection of a rear lean-to extension and to whitewash the front wall

NO OBJECTION, subject to the comments of the listed buildings officer

c) 18/129/NMA – Cove Holiday Park, Pennsylvania Road – Amendment to planning permission 15/800/FUL – Reduction in size of the roof terrace; alignment / straightening of the rear wall of Lodges 3 and 4; creation of a sunken access path at the front of the lodges, in place of the sunken haha; rearrangement of elements within the front elevation of Lodge 5; addition of three photo-voltaic panels to the rear of the roof of Lodge 5, fully concealed behind the approved parapets.

NO COMMENT

d) 18/150/FUL – 9 Rufus Way – Erection of attached dwelling

NO OBJECTION, because the scheme is in keeping with the rest of the terrace

e) TP/18/030 – Land to the rear of 38 Wakeham – Silver birch x 3 – reduce height by 25% and shape accordingly

NO COMMENT – already approved

f) 18/042/RES – Land east of 151 Weston Street – Approval of reserved matters relating to access, appearance, layout, scale of outline approval WP/15/619/OUT: Residential development (eight dwellings)

OBJECTION, on the grounds that the scheme is not in accordance with the Development Plan, erodes the important open gap beyond the development boundary and is out of character with the neighbouring area. It is contrary to policies ENV 1, ENV 2 and ENV 3 of the Local Plan.

The Committee also requested that the application be considered by the Borough Planning Committee.

g) 18/096/FUL – Albion Stone, Easton Lane – Erection of steel portal frame extension to the existing premises

NO OBJECTION The scheme provides additional employment with minimal visual impact.

h) 18/151/ADV – The Little Ship, Victoria Square – Installation of new fascia signs, amenity boards and external signwriting. Including associated lighting.

NO OBJECTION The scheme is seen as enhancing the neighbouring area.

i) 18/164/LBC – The Little Ship, Victoria Square – Remove and replace existing signs and associated lighting

NO OBJECTION The scheme is seen as enhancing the neighbouring area.

j) 18/196/OFF – Old Council Offices, 3 Fortuneswell – Change of use from office to flats and associated works – Transport and highway impacts of the development

NO COMMENT

k) TP/18/049 – The Vicarage, Ventnor Road – T1 Sycamore – Fell – in severe decline, T2 Sycamore – Fell – causing damage to wall

NO OBJECTION, subject to the comments of the tree officer

2700 – NATIONAL PLANNING POLICY FRAMEWORK

Mr Matthews commented on proposed changes to the Framework. They seem to give more power to Neighbourhood Plans. The Town's Plan will need to be kept up to date and recognise housing needs. It was agreed that he would produce a detailed paper for the next meeting in April to add to any response to the consultation that the Committee wished to make.

2701 – PLANNING CONTRAVENTION ISSUES

a) Tree Felling at Pennsylvania Castle

The Clerk was asked to write to the tree officer expressing the Committee's concerns.

b) Castle Court

Mr Matthews spoke to a paper he had previously circulated to members about the disparity between the choice of brick colour for the new scheme and that of the existing buildings. The Clerk was asked to write to the Borough about this.

c) Portland Marina, Hamm Beach Road

Cllr. Grieve reported that work had continued site. The Chairman had already written to the enforcement officer and will now contact the Land Trust about it.

2702 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2703 – HIGHWAY ISSUES

a) Station Road

The Clerk was asked to write to the Fire Officer over members' concerns over the lack of access for emergency vehicles.

b) Verne Common Road

Similar issues to those raised under (a) were mentioned, so the Clerk was asked to include these in his letter to the Fire Officer. Cllr. Garcia undertook to provide photographs of the vicinity.

2704 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 25th April 2018 in Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 8.40 pm.

Signed
(Chair)

Dated.....