

## PORTLAND TOWN COUNCIL

### PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 24<sup>TH</sup> MAY 2017 AT 7.00 PM

**PRESENT:** Councillors Charlie Flack (Chairman), Jo Atwell, Susan Cocking, Jim Draper, Christopher Gover, Lucy Grieve, Sue Lees, Ray Nowak, Sandra Reynolds, David Thurston and Rod Wild

**IN ATTENDANCE:** Ian Looker (Town Clerk), Cllr. Katharine Garcia (Dorset County Council), Andy Matthews (Neighbourhood Plan Working Group) and approximately thirty-five members of the public

Cllr. Thurston in the chair.

The meeting observed one minute's silence for the victims of the Manchester bombing.

#### **2572 – CHAIRMAN**

**RESOLVED** – that Cllr. Flack be appointed Chairman of the Committee for 2017/18.

Cllr. Flack in the chair.

#### **2573 – APOLOGIES FOR ABSENCE**

There were none.

#### **2574 – DECLARATIONS OF INTEREST**

Cllr. Lees declared a non-pecuniary interest in application 17/263/OUT – Land east of Avalanche Road and Mr Matthews a non-pecuniary interest in Agenda Item 9 – Neighbourhood Plan as a trustee of the MEMO project.

#### **2575 – DEPUTY CHAIRMAN**

**RESOLVED** – that Cllr. Wild be appointed Deputy Chairman of the Committee for 2017/18.

#### **2576 – MINUTES OF THE MEETING HELD ON 26<sup>TH</sup> APRIL 2017**

Minute 2566(1) – 17/017/RES – Redundant Buildings at Broadcroft Quarry  
The third line should have read, "... 71 no residential..."

With this amendment the minutes were formally agreed and signed as a correct record.

#### **2577 – MINUTE UPDATE**

**Minute 2566(k) – 16/704/NOTS – Removal of Public Payphones**

The Clerk had not yet pursued the issue.

## 2578 – CHAIRMAN’S REPORT 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
16/216/FUL	Objection	Pending
16/501/VOC	Objection	Pending
16/944/FUL	No Objection	Pending
17/071/FUL	No Objection	Approved
17/082/FUL	Objection	Pending
17/083/ADV	Objection	Pending
17/093/FUL	No Objection	Approved
17/017/RES	No Decision	Pending
17/228/TEL	No Objection	Approval not required

He next advised on the progress of applications that had been brought to the meeting of 26<sup>th</sup> April 2017:-

17/323/FUL	No Objection	Pending
17/128/FUL	No Objection	Approved
17/183/FUL	No Objection	Approved
17/223/FUL	No Objection	Pending
17/235/FUL	No Objection	Approved
17/319/PRE	No Decision	No Decision
17/220/FUL	No Objection	Approved
17/270/OUT	No Objection	Pending
17/017/RES	Objection	Pending

## 2579 – PUBLIC PARTICIPATION

There was none at this stage, but later regarding application 17/323/FUL and Agenda Item 11 immediately before the Committee’s discussion.

## 2580 – NEIGHBOURHOOD PLAN

Mr Matthews reported that errors in the Heritage and Character Study had been corrected and it would go out to public consultation shortly. Site allocation work with Aecom had been deferred until the end of the month to see whether the Borough wanted to contribute.

## 2581 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 17/263/OUT – Land east of Avalanche Road – Erect eight dwellings  
**OBJECTION**, the Planning Committee noted from the Neighbourhood Plan evidence base that this scheme if combined with application 116/783/FUL will close an important open gap and wildlife corridor, create coalescence between Weston and Southwell, impact on the heritage and character of the area and is outside the development boundary. 16/783/FUL was approved due to the absence of a five-year housing supply. The strategic housing yield required from Portland under the Local Plan Review is 180 units. Rationalisation of the public estate on Portland means that more than 180 can

be met from brownfield sites. The development of brownfield sites first is specified within the NPPF and reaffirmed in the recent Housing White Paper.

The Committee also drew attention to Japanese knotweed on the site, but now also growing beyond it.

b) 17/354/COU – Portland Roads Hotel, Castletown – Change of use of fourteen bedroom HMO to residential accommodation for visiting school & young people's groups

**NO OBJECTION**

c) 17/371/OUT – Land rear of 82B – 82D Wakeham – Erection of five bungalows

**OBJECTION**, on the grounds that it is a green field site when there are sufficient brownfield sites for current housing requirements on the Island, outside the development boundary, is overdevelopment, produces loss of amenities for neighbours and was requested to be included in the Wakeham conservation area.

d) 17/360/FUL – 53 Wakeham – Single-storey extension to rear of property

**NO OBJECTION**, subject to the comments of the neighbours

e) 17/323/FUL – Underhill Community Junior School, Killicks Hill, Portland – Partial demolition of the existing school buildings (class D1), conversion of the remaining school building into dwellings (class C3), and the construction of new dwellings, associated access, parking and landscaping, to form a total of 21 no. new dwellings (reconsideration by the Committee)

**OBJECTION.** Having received representation from members of the public the Planning Committee decided to reconsider the application. Representation of the developer were invited in the interests of balance. They attended the meeting and the project architect gave a presentation on the scheme. Members of the public were also present to put forward their views and ask questions.

After debate the Committee expressed its objection on the grounds of overdevelopment, the overshadowing of neighbouring properties and being out of character with the locality, especially the roofline.

It was also concerned about:-

- 1) cliff stability in the vicinity
- 2) the impact of the scheme on the Jurassic Coast landscape
- 3) the use of inappropriate materials

The Committee requests that the Borough Planning Committee includes the application as an agenda item at one of its future meetings, to be accompanied by a site visit.

(Cllr. Gover left the meeting at 9.00 pm)

## **2582 – PLANNING CONTRAVENTION ISSUES**

### **Hut 45, Crown Field**

After discussion it was agreed that the Chairman would contact the Crown Agent to ensure he / she was aware of the situation and the enforcement

officer about the turf around the hut. Cllr. Flack said the public would be kept informed of developments on the Council's Facebook site.

**2583 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

There were none.

**2584 – DATE OF NEXT MEETING**

The Committee's next meeting is scheduled to be held on Thursday, 29<sup>th</sup> June 2017 at the Council Offices, Easton, starting at 7.00 pm.

The meeting ended at 9.40 pm.

Signed .....  
(Chair)

Dated.....