

PORTLAND TOWN COUNCIL

Council Offices
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7th December 2017

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in **EASTON METHODIST CHURCH HALL, EASTON** in the **WESTON ROOM** on **THURSDAY, 14TH DECEMBER 2017** commencing at **7.00 pm**, when the business set out below will be transacted.

Please note the change of day (Thursday) and venue (Weston Room) from the usual.

It is the Council's intention that all meetings of the Council and its Committees be recorded aurally.

Yours faithfully

Ian Looker
Town Clerk

AGENDA

- 1. Apologies for Absence** – to receive
- 2. Declarations of Interest** – to receive any declarations from Councillors or Officers of pecuniary or non-pecuniary interests regarding matters to be considered at this meeting, together with a statement on the nature of those interests
- 3. Minutes of the Meeting Held on 22nd November 2017** – to agree and sign (see attached)
- 4. Chairman's Report and Other Matters Arising** – to receive (see attached)
- 5. Public Participation** – to allow questions or comments from the public on any item on the agenda
- 6. Neighbourhood Plan** – to receive and consider updates on progress
- 7. Planning Applications Notified by Weymouth & Portland Borough Council** – to consider
 - a) Standard List of Planning Applications (attached)
 - b) Any other applications received subsequent to the publishing of this agenda
- 8. Planning Contravention Issues** – to receive reports
- 9. Planning Applications Notified by Dorset County Council** – to consider
- 10. Mineral Sites and Waste Plans Consultation** – to consider a response (see attached)
- 11. Parking on Weston Road** – to consider the letter with photographs from Mr Dan Sherren (attached)
- 12. Date of Next Meeting**

The Committee's next meeting is scheduled for Wednesday, 24th January 2018, at Easton Methodist Church Hall, starting at 7.00 pm.

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 22ND NOVEMBER 2017 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Susan Cocking, Jim Draper, Ray Nowak, Sandra Reynolds and Rod Wild

IN ATTENDANCE: Ian Looker (Town Clerk) and Andy Matthews (Neighbourhood Plan Working Group)

2642 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr. Chris Gover, together with Cllr. Katharine Garcia (Dorset County Council.)

2643 – DECLARATIONS OF INTEREST

Cllr. Cocking declared a non-pecuniary interest in application 17/880/DCC – Land Beneath Weston Road – Extension to Jordan's Mine.

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

2644 – MINUTES OF THE MEETING HELD ON 25TH OCTOBER 2017 Minute 2637(f)

Cllr. Flack pointed out that the application number should have read 17/664/CLP. With this amendment the minutes were formally agreed and signed as a correct record.

2645 – 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
16/501/VOC	Objection	Pending
17/037/OFF	No Objection	Now 17/593/FUL
17/323/FUL	Objection	Approved
17/270/OUT	No Objection	Pending
17/371/OUT	Objection	Pending
17/451/FUL	Objection	Pending
17/501/FUL	Objection	Refused
17/537/FUL	Objection	Refused
Commons Act, s38	No Objection	Pending
17/593/FUL	No Objection	Pending
17/597/FUL	No Objection	Approved
17/631/FUL	No Objection	Pending
17/637/FUL	Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 25th October 2017:-

17/618/VOC	Objection	Pending
17/645/OUT	Objection	Refused
17/655/FUL	No Objection	Pending
17/664/CLP	No Objection	Approved
17/666/FUL	No Objection	Pending
17/691/FUL	No Objection	Approved
17/725/FUL	No Objection	Approved

2646 – PUBLIC PARTICIPATION

There was none.

(Mr Matthews withdrew from the meeting.)

2647 – ORDER OF BUSINESS

In Mr Matthews' absence the Chairman brought forward Agenda Item 10 for discussion.

2648 – HIGHWAY ISSUES

Proposed Crossing on Easton Lane

It was proposed by Cllr. Nowak and **RESOLVED** – that the Committee supports the request for a crossing on Easton Lane and suggests a wider review of traffic requirements in the vicinity.

(Mr Matthews rejoined the meeting.)

2649 – NEIGHBOURHOOD PLAN

a) First Consultation Version

Cllr. Draper advised that amendments would be made to accommodate the comments of the mineral planning authority.

RESOLVED – that the First Consultation Version be approved in its amended form.

b) Policies CR1 and CR2

RESOLVED – that the draft letters to be sent to landowners and other interested parties be approved.

c) Allotments

The agenda paper on allotment sites was received.

Mr Matthews also presented a proposed programme of more than twenty events around the Island at which the public could obtain information on the Plan. This was approved. The Plan would be divided under subject headings so that residents could comment just on those topics in which they were interested.

Members were reminded that this initial round of local consultation on the Neighbourhood Plan is aimed at identifying and updating our understanding of the local planning matters and locations that have the support, or otherwise, of the community. This would enable the Council to be more certain of the current "issues" that need addressing and better reflect the local planning agenda in the next, presubmission, version of the Plan.

(Cllr. Draper left the meeting at 7.35 pm.)

2650 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 17/732/ADV – Sites for Advertisements, Portland Beach Road and Lerret Road – Four hoarding signs and two flags

NO OBJECTION, subject to temporary approval for eighteen months

b) 17/735/FUL – Hut 23, Field 766, Access Track to Fields 758 and 766 to 769, Portland Bill – Erection of larger replacement beach hut

OBJECTION, on the grounds of overdevelopment and not a like-for-like replacement

c) 17/738/FUL – Maritime House, West Way, Southwell Business Park – Change of use C1 to C3 with associated works to form four flats on first and second floor

OBJECTION, on the grounds that the site is a designated employment area

d) 17/746/FUL – 35 Easton Square – Division of building into two and alterations to the shopfront, including a new entrance door

NO OBJECTION

e) 17/751/VOC – 38 Easton Street – Change of use of shop to veterinary practice without compliance with condition 2 of planning permission ref.

4/87/653/COU

NO OBJECTION, which is conditional. The Committee supports the change of use to a veterinary practice, but had no information available to comment on condition 2.

f) 17/760/LBC – Alma Terrace – Upgrading of fire alarms / detection system, fire doors to be fitted as doors off communal staircase / halls and replace front cast iron guttering

NO OBJECTION

g) 17/768/FUL – 1 Shortlands – Erection of dwelling

NO OBJECTION

h) 17/777/FUL – 18 Cove Cottages – Demolition of existing garden wall and formation of hard-standing parking platform and garden terrace

NO OBJECTION

i) 17/781/RES – 8A Sweet Hill Road – Application of reserved matters, access, appearance, landscaping, layout and scale of planning permission 16/394/OUT: Erection of dwelling

NO OBJECTION

j) 17/783/RES – Land on north side between 12 and 14 Woolcombe Road – Approval of reserved matters, appearance and landscaping of planning permission 13/801/OUT: Erect three dwellings (re-submission)

OBJECTION, on the grounds of overdevelopment with little possibility of adequate landscaping

k) 17/860/VOC – Prince Andrew House, Ayton Drive – Proposed amendments to approval ref. 02/703/FUL and subsequent schemes 05/883/RELAX and 06/876/FUL with unit numbers to remain at 363, to include alterations to Atlantic House health club and surrounding flats, incorporation of flats in Block C, addition of balconies and alterations to the layout of Prince Andrew House (incl. omission of retail unit). Variation of plans list condition of planning application 07/731/FULMAJ

NO OBJECTION

l) Search and Rescue Base

RESOLVED – that the comments of the Planning Officer be noted.

m) 17/635/FUL – Hut 35, Butt Hay, access track to Fields 758 and 766, Portland Bill – Proposed extension to form cassette toilet and relocation of existing tool store

OBJECTION, on the grounds of overdevelopment and visual impact

n) 17/765/FUL – 14 Easton Street – Change of use of the first floor accommodation to extend beauticians' treatment areas

NO OBJECTION

2651 – PLANNING CONTRAVENTION ISSUES

Cllr. Wild drew attention to the demolition of a pill-box on the Port site and believed to be a listed building. It was agreed the Council would write to the Port requesting its reinstatement and a statement from the Port on the future of its other heritage items. Historic England would be sent a copy of the letter.

2652 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

17/880/DCC – Land Beneath Youth & Community Centre, Weston Road, Weston, Portland – Extension of Jordans Mine beneath the former Youth & Community Centre

NO OBJECTION

2653 – BRACKENBURY INFANTS SCHOOL

RESOLVED – that the field and car park be nominated as a Local Green Space.

2654 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on **Thursday, 14th** December 2017 in the **Weston Room**, Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 8.50 pm.

Signed
(Chair)

Dated.....

MINUTE UPDATE

a) Minute 2648 – Proposed Crossing on Easton Lane

b) Minute 2651 – Planning Contravention Issues: Portland Port

Letters have been sent as requested.

c) Minute 2653 – Brackenbury Infants School

Cllr. Grieve suggested a delay in submitting the nomination.

MATTERS ARISING

Sent: 30 November 2017

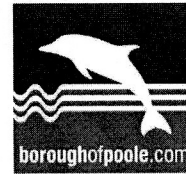
To: Portland Town Council

Subject: 4 Sea View Planning Application - 17/655/FUL

I am writing in relation to the above planning application. I note in your comments you have supported the application subject to the comments of the Conservation Officer. Under the consultation protocol, the Conservation Officer would not be consulted on householder applications however the impact on the conservation area would be still be assessed by the planning officer. I have considered the application and I am recommending refusal. Although this is contrary to your response, a material planning reason has not been provided so therefore the decision would still be delegated.

[etc]

Planning Officer (Western Area)
Dorset Councils' Partnership



**Statement of Representations Procedure (Regulation 19)
Town and Country Planning (Local Planning) (England) Regulations 2012
BOURNEMOUTH, DORSET & POOLE MINERAL SITES PLAN
BOURNEMOUTH, DORSET & POOLE WASTE PLAN**

Dorset County Council, in partnership with Bournemouth Borough Council and Borough of Poole, plans to submit the Bournemouth, Dorset & Poole Mineral Sites Plan and Waste Plan to the Secretary of State for Communities and Local Government. Before this, the plans and supporting submission documents are being published for public representations.

The Mineral Sites Plan is a new plan identifying sites for mineral extraction to meet national, regional and local needs over the plan period up to 2033.

The Waste Plan identifies sites for new waste management facilities to meet the county's needs up to 2033. It outlines a vision, objectives, spatial strategy and policies to enable the delivery of sustainable waste development.

Both Plans cover the administrative areas of Dorset County Council, Bournemouth Borough Council and Borough of Poole.

Representation period: 1 December 2017 to 31 January 2018. Representations must be received by 5pm on 31 January 2018.

Representations about the plans should relate to matters of legal compliance and soundness.

Representations can be made via our website www.dorsetforyou.com/minerals-and-waste, in writing, on the representation form, or electronically, and should be sent to:

Minerals & Waste Planning Policy, Dorset County Council, County Hall, Colliton Park, Dorchester, DT1 1XJ

Email: mwdf@dorsetcc.gov.uk

Telephone: 01305 228585 / 228571

You can indicate on your representations if you wish to be notified of any of the following:

- i) that the Bournemouth, Dorset & Poole Mineral Sites Plan and Waste Plan have been submitted for public examination;
- ii) the publication of the recommendations of any person appointed to carry out an independent examination of the Plans; and
- iii) the adoption of the Mineral Sites Plan and Waste Plan

The submission documents and other background papers are available to view on the County Council's website at: www.dorsetforyou.gov.uk/minerals-and-waste

Both Plans and the supporting submission documents are available for inspection from 1 December 2017 at the following locations:

Dorset County Council, County Hall, Dorchester, DT1 1XJ	Mon to Thurs 8:15am-5:30pm and Fri 8:15am-4:30pm
Bournemouth Borough Council, Customer Services Centre, St Stephen's Road, Bournemouth, BH2 6EB	Mon to Thurs 9am-4:30pm and Fri 9am-4pm
Borough of Poole (Planning Reception), Civic Centre, Poole, BH15 2RU	Mon to Fri 8:30am-4pm

The Bournemouth, Dorset & Poole Mineral Sites Plan and Waste Plan are also being made available for inspection at the main offices of all district and borough council in Dorset during their normal opening hours.

Date: 30 November 2017

Matthew Piles, Service Director - Economy

Planning Applications Notified by Weymouth & Portland BC

Consultation Start	Application No	Location and Proposal	Applicant and Agent's Name
27.11.2017	17/834/FUL	46 King Street	Mr David Gray
		Proposed dormer window and two roof lights	Turner Building Design
Council Recommendation			
30.11.2017	17/847/FUL	Hecla House, Victoria Place	Mr Stephen Slade
		Demolish single-storey rear extension and rear conservatory and erect single-storey extension	N A Williams Building Consultancy
Council Recommendation			
1.12.2017	17/851/FUL	30 New Street	Mr Atkins
		Demolish existing conservatory and erect single-storey rear extension and first floor Juliette balcony	Mr Cochrane
Council Recommendation			
29.11.2017	17/852/FUL	Plot X, Mulberry Avenue	Agincare (Castletown) Ltd
		Erection of 2 no two-storey business premises, each comprising 6 no Class B1 office/light industrial units with associated parking	Richard Burgess Associates Ltd
Council Recommendation			

30.11.2017	17/862/FUL	44 Tillycombe Road	Ms Joanne King
		Erection of a single-storey side extension	Millbrook Healthcare

Council Recommendation

30.11.2017	17/866/OUT	Southwell Primary School, Sweethill Lane	Homes and Communities Agency
		Demolition of existing buildings and construction of 58 new residential properties, with associated access roads, parking and green space	Peter Brett Associates

Council Recommendation

4.12.2017	17/868/FUL	75 Pound Piece	Mr Edney
		Erection of a single-storey rear extension	Steven Jones Plan Design

Council Recommendation

4.12.2017	17/869/FUL	4 Clarence Road	Mr & Mrs Hollinshead
		Erection of a first floor rear extension	Steven Jones Plan Design

Council Recommendation



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Date: 30 November 2017

Matthew Piles, Service Director - Economy

PARKING ON WESTON ROAD

Date: 20 November 2017

To: Susan Cocking, Jim Draper, Charlie Flack

Subject: Looking after our environment

Dear All

As our Weston representatives could I please place an official complaint to the Town Council on the Parking of a recovery lorry belonging to the Bride Valley company. I refer to many emails to the council on this subject without satisfaction. The grassed area in question is now becoming very badly rutted and the winter weather can only make things worse. The area in question is not part of the court Leet responsibility and the Highways authority also claim this is nothing to do with them as the situation is not on the highway.

Given the lack of response on this matter are we to assume that parking all over the grassed area along Weston Road is fair game and can go ahead without fear of prosecution?

Why should local people be made to adhere to one set of rules whilst a company running its business from afar is not. Who will pay the bill to put right the damage already caused, now and future? Who will be responsible for any accident caused by this very large lorry unlawfully crossing the raised kerb adjacent to the public footpath.

[...]

Thank you for your time and please allow my thanks for the timely cleaning of the Cenotaph this year.

Yours sincerely

Dan Sherren

[Edited]





