

PORTLAND TOWN COUNCIL
PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING
HELD AT EASTON METHODIST CHURCH HALL, EASTON
ON WEDNESDAY, 20TH JULY 2016 AT 7.00 PM

PRESENT: Councillors C. Flack (Chairman), Ms J. Atwell, Mrs S. Cocking, Ms S. Lees, R. Nowak (from 7.10pm), Mrs S. Reynolds and R. Wild

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group) and one member of the public

2454 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. G. Chadwick, C. Gover, D. Symes and D. Thurston.

2455 – DECLARATIONS OF INTEREST

There were none.

2456 – MINUTES OF THE MEETING HELD ON 22ND JUNE 2016

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

2457 – DEPUTY CHAIRMAN'S REPORT AND OTHER MATTERS ARISING

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

Application No	Town Decision	Borough Decision
15/497/OUT	Objection	Approved
15/694/RES	Objection	Approved
15/767/FUL	Objection	Pending
15/693/OUT	Objection	Pending
15/920/RES	No Objection	Approved
16/008/FUL	No Objection	Pending
16/064/FUL	No Objection	Approved
16/089/FUL	No Objection	Approved
16/169/FUL	No Objection	Pending
16/193/FUL	Objection	Pending
16/209/FUL	No Objection	Pending
15/862/LBC	No Objection	Pending
16/142/FUL	Objection	Pending
16/212/FUL	No Objection	Pending
16/216/FUL	Objection	Pending
16/222/FUL	Objection	Approved
16/230/FUL	No Objection	Pending
16/246/FUL	No Objection	Refused
16/302/FUL	No Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 22nd June 2016:-

16/286/FUL	Objection	Pending
16/293/RES	No Objection	Pending
16/323/FUL	No Objection	Pending
16/326/FUL	Objection	Approved
16/335/FUL	Objection	Approved
16/373/FUL	No Objection	Pending
16/375/FUL	No Objection	Approved
16/376/FUL	No Objection	Pending
16/381/FUL	No Objection	Approved
16/388/VOC	No Objection	Pending
16/402/OBL	No Objection	Pending
16/408/FUL	No Objection	Pending
16/413/FUL	No Objection	Pending

a) Minute 2447(a) – Highway Issues

The Clerk confirmed that letters had now been written.

b) Minute 2450 – Planning Contravention: 103 Verne Common Road

Cllr. Flack notified members that the enforcement officer had identified a breach of planning control.

c) Minute 2452 – Street Naming

Cllr. Flack reported that the name Home Farm Close had been adopted.

d) Conservation Areas on the Island

The Clerk informed the Committee that the Borough had replied. The conservation study had been affected by lack of resources, but it was hoped this could be remedied in the autumn. Meanwhile the Town Council was encouraged to draw attention to cases with a heritage significance.

2548 – NEIGHBOURHOOD PLAN

Mr Matthews reported that the Working Group was still working through the evidence. He would be meeting with Paul Weston and the Aecom representative towards the end of the month to progress the strategic environmental assessment.

2459 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

- a) 16/150/RES – Scrubland Area in Port Estate between Foreshore and Incline Road, Portland Port – Aquaculture building and associated external works (Reserved Matters)

NO OBJECTION

b) 16/330/VOC – Castle Court Development Full Site, Mulberry Avenue – Hybrid application for the conversion and extension of the former Navy facilities building (including demolition of the two-storey side wings and rear extensions) to provide residential apartments (full planning application); erection of residential dwellings / apartments and associated works (outline planning application with all matters reserved except access); total provision of up to 70 residential units, with a variation of condition 3 of planning permission reference 14/887/OUT – to retain most of the original structure instead of demolishing the rear side wings and form three new flats over garages to the rear, adjoining the existing building

NO OBJECTION

c) 16/414/LBC – 41 Easton Street – Erect sun room to rear

NO OBJECTION

d) 16/421/FUL – 15 Sea View – Extend existing garage

OBJECTION, on the grounds of the scheme being in a conservation area, having a serious visual impact and not being in keeping with the neighbourhood

e) 16/452/FUL – Pennsylvania Cottage, 5 Church Ope Road – Conversion of garage to annex accommodation ancillary to main dwelling

OBJECTION, on the grounds of inappropriate design, particularly a large area of glazing, its visual impact and a change in the roofline which will be detrimental to the neighbourhood skyline, all in a conservation area

f) 16/453/FUL – 4 Rip Croft – Alterations to existing conservatory and utility room

NO OBJECTION

g) 16/478/FUL – 5 Spring Gardens – Single-storey extension to kitchen; dormer window to loft conversion on front elevation; first floor roof terrace to rear of property above single storey utility / shower room; Velux to rear elevation of main roof

OBJECTION, on the grounds of it being out of keeping with the conservation area, intrusive to neighbours and having a dominant and inappropriate design

h) 16/487/LBC – Phoenix Caissons, Portland Harbour, Castletown – Erect six stone, life-sized statues of American GI service men

OBJECTION, on the grounds that the additions are inappropriate to a listed monument

2460 – PLANNING CONTRAVENTION ISSUES

Cllr. Cocking drew attention to the site in Castletown that had received permission for a Sherman tank to be placed upon it, when in fact there were currently two torpedoes there. It was agreed that the Council write to the Borough Planning Officer, seeking clarification of the applicant's intentions.

**2461 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY
DORSET COUNTY COUNCIL**

There were none.

2462 – CHANGES IN DISTRICT PLANNING PROCEDURES

The Clerk clarified his inclusion of a late agenda paper, which covered much of the correspondence around the Borough's planning website and the apparent lack of consistency within it.

Cllr. Nowak said he had been informed of a new computer application involving the planning database, which would provide lists of current schemes for parish clerks from around late September or early October.

In considering feedback from the Borough on planning decisions contrary to those reached by the Town it was agreed the Deputy Chairman would collate and report on the information available from the Dorset for You website.

2463 – ADDITIONAL ITEM

Cllr. Flack raised a concern about two signs, one at the Avalanche Road mini-roundabout and the other at the Pennsylvania Castle end of Weston Street which hindered grass-cutting of the verges there. It was agreed to raise this with the Borough.

2464 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 24th August 2016 at Easton Methodist Church Hall starting at 7.00 pm.

The meeting ended at 8.45 pm.

Signed
(Chair)

Dated.....