

PORTLAND TOWN COUNCIL

Council Offices
52 Easton Street
PORTLAND
Dorset
DT5 1BT

Tel: 01305 821638

E-mail: office@portlandtowncouncil.gov.uk

15th August 2018

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** on **WEDNESDAY, 22ND AUGUST 2018** commencing at **7.00 pm**, when the business set out below will be transacted.

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

Yours faithfully

Wayne Lewin
Interim Town Clerk

AGENDA

- 1. Apologies for Absence**
- 2. Declarations of Interest**
- 3. Minutes of the Meeting Held on 26th July 2018**
- 4. Chairman's Report, Minute Update and Other Matters Arising**
- 5. Public Participation**
- 6. Planning Applications Notified by Weymouth & Portland Borough Council**
Standard List of Planning Applications (attached)
- 7. Planning Contravention Issues**
- 8. Neighbourhood Plan update**
 - a. Revised National Planning Policy Framework (NPPF)
 - b. Local Plan Review
 - c. Neighbourhood Plan update
- 9. Highways matters**
- 10. Date of Next Meeting**

The Committee's next meeting is scheduled to take place on Wednesday, 26th September 2018 at Peter Trim Hall, St. George's Centre, Reforne starting at 7.00 pm.

PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING
HELD IN PETER TRIM HALL, EASTON
ON WEDNESDAY 26TH JULY 2018 AT 7.00 PM**

PRESENT: Councillors Charlie Flack (Chairman), Jo Atwell, Rod Wild, David Thurston and Sue Lees

IN ATTENDANCE: Andy Matthews (Neighbourhood Plan Working Group), Cllr. Kerry Baker (WPBC), Cllr. Katherine Garcia (WPBC) and one member of the public.

2738 – APOLOGIES FOR ABSENCE

Cllr's Gover, Reynolds, Cocking, Draper, Nowak, and West sent apologies.

2739 – DECLARATIONS OF INTEREST

None were declared.

2740 – MINUTES OF THE MEETING HELD ON 20TH JUNE 2018

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

2741 – CHAIRMAN'S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

Cllr. Flack reported progress on the outstanding applications. An account of the Portland Town Council's comment and current decision status can be found on Dorset For You / Planning / Portland.

2742 – PUBLIC PARTICIPATION

The Chair was happy for public concerns to be raised when the specific agenda item occurred.

2743 – NEIGHBOURHOOD PLAN

Mr Matthews will update the Committee at the next planning meeting.

2744 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

The advisory committee discussed 11 new planning applications.

A summary of resolutions is listed below.

A full list can be found at Annex A.

For further information please see Dorset For You / Planning / Portland.

Support	8
Object	2 (+1)

A reply to planning application WP/18/00457/FUL - Portland Heights Hotels listed below:

Further to correspondence received from yourselves, I am responding as case officer for the application. Planning permission is required for the removal of the two windows and replacement with two patio doors as the Town and Country Planning (General Permitted Development) (England) Order 2015 does not provide any relevant permitted development rights to enable these works to occur without the benefit of a valid planning permission. It is considered that the change of use of bedrooms to ice cream sales and coffee bar does not require a change of use application if carried out in relation to the hotel use by the hotel and not as a separate unit ran by an outside business. It is not considered that the external patio area and seating area require permission and is contained within the curtilage of the hotel for the hotel use. The agent has confirmed that the coffee bar and ice cream sales will be used in relation to the hotel use and by the hotel. He advised that a note is on the proposed plan which refers to this. Therefore the application is as described for the replacement of windows with doors (retrospective).

2745 – PLANNING CONTRAVENTION ISSUES 2735

a. Appeal on New Ground Visitor Centre.

Concerns had been raised that consultees and those that had made objections had not been able to be represented at the appeal. It was felt that the due process had not been followed.

There was no report from the Clerk re.writing to the Planning Authority and Planning Inspector requesting why the due process had not been adhered to.

2746 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2747– HIGHWAY ISSUES

a Representation to DCC Highways for a Traffic Regulation Order for double yellow lines at Station Road. DCC have visited the site and it is on their list.

b Representation to DCC highways for removal of Traffic Regulation Order on parking restrictions in disused bus lanes. Reported by clerk to DCC Highways and awaiting feedback.

c A member of the public raised concerns that the Courtlands redressing had been laid on top of existing holes and so there were still holes in the road.
Clerk and Chair to feedback to Highways.

2748 – DATE OF NEXT MEETING

The Committee's next meeting is to be held on **Wednesday**, 22th August 2018 in Easton Methodist Church, Easton Square starting at 7.00 pm.

The meeting ended at 9.15 pm

Signed..... (Chair)

NEW PLANNING APPLICATIONS – 22nd August 2018

Consultation Expiry Date

WP/18/00518/FUL	67 NEW STREET, PORTLAND, DT5 1HQ	Erection of 3no dwellings (Full)	17-Aug-2018	Extension Requested
WP/18/00556/FUL	56 NEW STREET, PORTLAND, DT5 1HH	Erection of porch (Full)	28-Aug-2018	
WP/18/00551/FUL	6 HIGHER LANE, PORTLAND, DT5 1AT	Installation of dormers to front and rear (Full)	09-Sep-2018	
WP/18/00531/FUL	GARAGES BETWEEN, 11-13 BRYMERS AVENUE, PORTLAND	Removal of old concrete prefab garage & erect replacement garage (Full)	30-Aug-2018	
WP/18/00569/FUL	151 BRANDY ROW, PORTLAND, DT5 1AP	Erection of dwelling (Full)	09-Sep-2018	
WP/18/00627/CATR	TOPHILL BRANCH LIBRARY, STRAITS, PORTLAND, DT5 1HG	Tree works as per submitted schedule (Conservation Area Tree Works)	05-Sep-2018	
WP/18/00573/FUL	LAND EAST OF, 25 SWEET HILL ROAD, PORTLAND	Erection of Dwelling (Full)	03-Sep-2018	
WP/18/00571/FUL	14 ISLE ROAD, PORTLAND, DT5 2JQ	Demolition of conservatory and erection of orangery and single storey side extension. (Full)	03-Sep-2018	
WP/18/00627/CATR	TOPHILL BRANCH LIBRARY, STRAITS, PORTLAND, DT5 1HG	Tree works as per submitted schedule (Conservation Area Tree Works)	05-Sep-2018	
WP/18/00583/FUL	45 WAKEHAM, PORTLAND, DT5 1HW	Demolition of garage/studio, erection of detached dwelling and a terrace of 4 dwellings with new access. (Full)	16-Sep-2018	
WP/18/00597/VOC	PLOT M1B, HAMM BEACH ROAD, PORTLAND, DT5 1DX	Erection of 3no. industrial and commercial buildings (Classes B1, B2 & B8) and associated external works (Variation of condition 2 of planning approval WP/17/00631/FUL - Amended Plans) (Variation of condition)	23-Sep-2018	Original reply was support