

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD ON WEDNESDAY, 27TH MARCH 2013

The meeting commenced at 7.10 pm.

PRESENT: Councillors Mrs J. Collinge (Chair), Mrs R. Barton, Mrs S. Bradley, R. Denton-White, R. Hughes, R. Nowak and R. Wild

IN ATTENDANCE: Ian Looker (Town Clerk), Robert Lennis (Weymouth & Portland Borough Council) and eight members of the public.

2061 – APOLOGIES FOR ABSENCE

There were none.

2062 – DECLARATIONS OF INTEREST

There were none.

2063 – MINUTES OF THE MEETING HELD ON 27TH FEBRUARY 2013

Minute 2052 should read, “Apologies were received from Councillor Mrs R. Barton”.

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

2064 – PLANNING OFFICER’S REPORT AND OTHER MATTERS ARISING

The Planning Officer reported progress on the applications outstanding as follows:-

Application No.	Town Decision	Borough Decision
11/605/DCC3	No Objection	Pending, awaiting legal agreement
11/617/DCC3	No Objection	Pending, awaiting legal agreement
11/620/MINS	No Objection	Pending, awaiting legal agreement
12/164/FULMAJ	No Objection	Pending, awaiting legal agreement
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/720/OUTMAJ	Objection	Pending
12/721/OUTMAJ	Objection	Pending
12/822/FUL	No Objection	Approved
12/891/FUL	No Objection	Approved
12/912/FUL	No Objection	Pending
12/903/COU	No Objection	Approved
12/904/COU	No Objection	Approved

12/929/FUL	No Objection	(Pending)
12/954/FUL	No Objection	(Pending)
12/922/FUL	No Objection	(Pending)
13/016/FUL	No Objection	(Pending)
12/960/FUL	No Objection	(Pending)
13/029/ADV	No Objection	(Pending)
13/030/FUL	No Objection	(Pending)
13/020/FUL	No Objection	(Pending)

The Planning Officer then advised on the progress of applications that had been considered at the meeting of 27th February 2013 as follows:-

13/011/FUL	No Objection	Approved
13/012/LBC	No Objection	Pending
13/055/COU	Objection	Approved
13/066/FUL	No Objection	Approved
13/075/FUL	No Objection	Approved
13/085/VOC	Deferred	Approved
13/096/EOT	No Objection	Pending

Referring to contrary planning decisions the Planning Officer said that in the case of 13/055/COU – 42 Fortuneswell a key factor was the impact of the proposal. The Borough Senior Planning Officer had noted that “...this shop is protected by Policy S6... so there is no insistence on providing marketing evidence. The key criteria to Policy S6 is the impact that the proposal has on the range of convenience shopping in the local centre. If the premises are not providing convenience retail and its loss would not compromise the range of convenience retail then there is very little reason for refusal. We would ideally like to retain the shop frontage, to make any change of use back to retail easier, again this is not stipulated in planning policy and is at the discretion of the applicant.”

For application 13/085/VOC – Royal Breakwater Hotel, Castletown the Environment Agency had no objection to the scheme since the property was not in flood zone. A new condition has been inserted requiring the provision of emergency notices in the event of flooding in the area.

Minute 2057 – Planning Contravention Issues

a) Straits

The Planning Officer said it was the County Council’s intention to replace the trees that had been removed.

b) Red Triangle Cricket Club

The Planning Officer reported that his information was that historically there have only been three trees at the ground.

2065 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

RESOLVED – that application 13/101/FUL be taken first.

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

a) 13/101/FUL – Maritime House, West Way, Southwell Business Park – Alterations and extensions to existing buildings and construction of new sports hall in association with change of use from employment and leisure to educational use (Use Class D1). Provide sports fields. Reorganise internal road system and parking, and modify main site access from Sweet Hill Road. Provide new shared footway/cycleway link to Sweet Hill Lane. Upgrade existing footpath to Reap Lane to provide shared footway/cycleway
OBJECTION – on the grounds that (1) retention of the existing school sites amounted to a more sustainable option, (2) the traffic proposals would have a significant amenity impact and highway safety implications for Sweet Hill and Avalanche Road, and (3) there would be an adverse impact on the flora and fauna on the site

For: Cllrs. Barton, Bradley, Collinge, Denton-White, Hughes, Nowak and Wild
Against: None

Abstentions: None

RESOLVED – to add a further reason for objection, (4) that there would be the loss of an employment site, contrary to the Local Plan

b) 13/059/FUL – 44 Wakeham – Dropped kerb

NO OBJECTION

c) 13/078/FUL – 88 Fortuneswell – Alterations to maisonette to provide two new residential units and modifications to existing ground floor shop

NO OBJECTION

d) 13/079/FUL – Weymouth & Portland National Sailing Academy, Hamm Beach Road – Relocate shipping containers, sail lazer structure, portacabins. Erect new chandler's shop

NO OBJECTION, subject to five years temporary permission for the portacabins

e) 13/119/COU – 50 Fortuneswell – Convert shop to form part of house

NO OBJECTION, subject to the comments of the conservation officer

f) 13/120/FUL – 11 and 13 Pennsylvania Close – Alterations to approved planning permission 08/513/FULMAJ on Plot No's 10 and 11, Block C, the formation of french windows with small juliet balustrade to replace dormer windows (retrospective)

NO OBJECTION

g) 13/126/FUL – 8 Easton Square – Formation of dormer to rear

OBJECTION, on the grounds of poor design

h) 13/144/ADV – Unit 4 Maritime Business Centre, Mereside – Erect three signs on rear and front of building

NO OBJECTION

i) 13/145/FUL – Hut 4, Field 758, access track to Fields 758 and 766 – 769, Portland Bill – Renew temporary planning permission to extend existing beach hut

NO OBJECTION, temporary permission for ten years

j) 13/149/OBL – Osprey Quay Site R (former Officer's Field), Victory Road – Modification of an existing Planning Obligation to seek variation of the existing legal agreement dated 29th July 2009 approved under planning permission 09/00266/FULMAJ to allow for the deletion of the requirement to carry out highway works in Castle Road

NO OBJECTION, subject to the comments of the highways officer

k) 13/150/FUL – 14 South Way, Southwell Business Park – Demolish existing building and erect new workshop and stores building, including the relocation of existing portacabin

NO OBJECTION

l) 13/166/FUL – 8 Southwell – Remove conservatory, form extension and extend decking

NO OBJECTION

m) 13/173/LBC – Apsley House, 54 Reforne – Insertion of velux rooflight to bathroom (resubmission)

NO OBJECTION, subject to the comments of the conservation officer

n) (Additional) 13/178/FUL – Hut 12, Field 763, access to Fields 730, 763 and 764 – Erect replacement beach hut

NO OBJECTION

2066 – PLANNING CONTRAVENTION ISSUES

Cllr. Wild asked concerning the Naval Admin. Building by the Castle, where the concrete at the front was being dug up. The Planning Officer confirmed that there is planning permission for the work to be done.

2067 – CONSULTATION ON PLANNING APPLICATIONS ETC NOTIFIED BY DORSET COUNTY COUNCIL

No applications had been received.

2068 – NEIGHBOURHOOD PLAN

Cllr. Collinge said the Working Group was looking at the provision of a Business Plan and two dates had been arranged for meetings with business leaders.

2069 – DATE OF NEXT MEETING

The next meeting of the Committee will take place on Wednesday, 24th April 2013, commencing at 7.00 pm.

The meeting ended at 9.20 pm.

Signed
(Chair)

Dated.....