

PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING
HELD AT EASTON METHODIST CHURCH HALL
ON WEDNESDAY, 22ND JULY 2015 AT 7.00 PM**

PRESENT: Councillors D. Thurston (Chairman), Ms J. Atwell, G. Chadwick, Mrs S. Cocking, C. Flack, C. Gover, Ms S. Lees, Mrs S. Reynolds and R. Wild.

IN ATTENDANCE: Ian Looker (Town Clerk), Jo Riley (Weymouth & Portland Borough Council) and Andy Matthews (Neighbourhood Plan Working Group)

2329 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. J. Draper and D. Symes.

2330 – DECLARATIONS OF INTEREST

Cllr. Lees declared an interest in applications 14/454/FUL -14/458/FUL as she leases land from Mr Legg.

2331 – MINUTES OF THE MEETING HELD ON 24TH JUNE 2015

The Clerk advised that in Minute 2322 four of the applications had been misnumbered and should have read 15/008/DCC, 15/039/FUL, 15/064/FUL and 14/1020/COU. With these alterations the minutes were formally agreed and signed as a correct record.

2332 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING

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

Application No.	Town Decision	Borough Decision
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/721/OUTMAJ	No Objection	Pending, awaiting legal agreement
14/887/OUT	Postponed	Pending, awaiting legal agreement
14/989/OBL	Objection	Pending
14/990/OBL	Objection	Pending
14/988/OBL	Objection	Pending
15/039/FUL	No Objection	Pending
15/127/FUL	Objection	Pending
14/1020/COU	No Objection	Pending
15/083/OUT	Objection	Pending
15/151/FUL	No Objection	Pending
15/183/OUT	Objection	Approved
15/250/FUL	Objection	Approved
15/272/FUL	No Objection	Approved

15/298/FUL	No Objection	Approved
15/207/FUL	Objection	Pending
15/310/COU	Objection	Pending

She next advised on the progress of applications that had been brought to the meeting of 24th June 2015 as follows:-

15/212/FUL	No Objection	Pending
15/352/FUL	No Objection	Pending
15/368/FUL	Objection	Pending
15/394/FUL	No Objection	Withdrawn
15/395/FUL	No Objection	Approved
15/400/FUL	No Objection	Pending
15/401/LBC	No Objection	Pending

a) Minute 2322(b) – Parking in Easton Square

The Clerk has still to write to the County.

b) Minute 2327(b) – Traffic in the Vicinity of Park Estate Road and Greenways

The Chairman reported that he had investigated the matter and written to the resident concerned that action would be taken to reduce vehicle speed in the area.

c) Minute 2327(c) – Parking in Avalanche Road

The Clerk has still to write to Dorset Highways.

d) Traffic in East Street

The Clerk reported that officers from Dorset Highways had visited the street to assess the situation and advised that “thinner” bollards be installed outside the house of the resident who had raised concerns. The Committee was content to leave the choice of bollards to the Highways officers. They had also informed us that nine more bollards would be installed along Fortuneswell.

2333 – NEIGHBOURHOOD PLAN

Mr Matthews drew attention to a recent planning application for a development on Avalanche Road. He cited it as a case where the Borough needed to apply the Local Plan, referring to paragraph 216 of the National Planning and Policy Framework. This states that a Local Plan may be applied with increasing importance as it progresses through the stages of its development and approval. The Clerk was asked to write to the Borough drawing attention to this.

2334 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

- a) 15/336/FUL – 32 Grangecroft Road – Erect two-storey side extension and single-storey front and rear extensions to include annexe accommodation **NO OBJECTION**, subject to a site visit by the Planning Officer (8-0-1)

b) 15/338/FUL – 1 Martinscroft Road – Erection of dwelling to side of property
NO OBJECTION, subject to a site visit by the Planning Officer (7-2-0)

c) 15/390/COU – Admiralty Buildings, Castletown – Change of use of western section of Admiralty House to Local Heritage Centre
NO OBJECTION, subject to temporary permission for five years (9-0-0)

d) 15/453/FUL – Hut 23, Field 766, access to Fields 758 and 767 – 769, Portland Bill – Renewal of permission to site beach hut
NO OBJECTION, according to the agreed procedure

e) 15/454/FUL – Hut 6, Field 765, access to Fields 737, 739, 760 and 761, Portland Bill – Replacement beach hut

f) 15/455/FUL – Hut 5, Field 765, access to Fields 737, 739, 760 and 761, Portland Bill – Replacement beach hut

g) 15/456/FUL – Hut 18, Field 765, access to Fields 737, 739, 760 and 761, Portland Bill – Replacement beach hut

h) 15/457/FUL – Hut 20, Field 761, access to Fields 737, 739, 760 and 765, Portland Bill – Replacement beach hut

i) 15/458/FUL – Hut 1, Field 765, access to Fields 737, 739, 760 and 761, Portland Bill – Replacement beach hut
NO OBJECTION, to each of the above five applications on planning grounds only, subject to observation of the correct procedures. (5-0-3). The members of the Committee were concerned that one person had put in five separate planning applications.

2335 – PLANNING CONTRAVENTION ISSUES

There were none.

2336 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were no applications as such to be debated. However the Chairman brought a pre-application for a higher replacement telephone mast at Easton Masonry Works for brief discussion. The Planning Officer advised that there was no requirement for the actual application to be brought back to the Committee.

2337 – BOROUGH COUNCIL PLANNING SUPPORT

Cllr. Reynolds voiced her approval of the guidance provided by the planning officers. In the light of this she also acknowledged being upset by the number of contrary decisions made by the Borough's Planning Committee. The Planning Officer suggested members visit other councils to compare how they assessed planning applications without professional assistance. No decision was made.

2338 – COMMITTEE PROCEDURE

Cllr. Wild drew attention to the Health and Safety requirement at the start of meetings to state the fire precaution procedures at the venue.

2339 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 28th August 2015, starting at 7.00 pm.

The meeting ended at 8.05 pm.

Signed
(Chair)

Dated.....

Neighbourhood Plan Update Report – August 2015

Local Plan

The Local Plan has now been found to be ‘sound’ by the Inspector and as such is to be taken through committees at the Borough for approval. The timescale for this is

Weymouth & Portland Borough Council	
Policy Development Committee	7 September 2015
Management Committee	6 October 2015
Full Council (to adopt)	15 October 2015

As you are aware in order to achieve quickly a period of stability around planning applications outside of the development boundary the Town Council has written to the Borough Council to point out the provisions of Section 216 of the National Planning Policy Framework which allows for the Local Plan to be relied on ahead of final adoption. Given the timescale above however the Borough Council may decide to await the decision on 15th October 2015.

Housing Allocations within the Local Plan

Members are advised that the Strategic Land Holding Review which informed the final version of the Local Plan included a number of possible sites on Portland. Details of these sites have been lodged with the Clerk for members’ reference.

Late Change to the Local Plan Text

A late change to the wording of one of the policies within the plan concerning the provision of wind turbines highlighted the importance of supporting renewable energy solutions and also the clustering of like industries to share resources. This is an important element in looking at themes for the Economic Vision for Portland.

Economic Vision Progress

Linked to the development of this the Department of Communities and Local Government has announced further initiatives. The work we have done via the Neighbourhood Plan has provided a sound basis to take this forward. Further consultation will take place in September. A specific update for members around this is to be arranged.

Support for Progressing the Neighbourhood Plan

Given the above and the increasing importance for policy development around land issues we have been continuing to lobby the Borough for officer assistance.

Andy Matthews
24th August 2015 [Edited]