

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL ON WEDNESDAY, 22ND OCTOBER 2014 STARTING AT 7.30PM

PRESENT: Councillors R. Wild (Chair), Ms S. Lees, A. Matthews, Mrs S. Reynolds and J. Thorner

IN ATTENDANCE: Ian Looker (Town Clerk), Darren Rogers (Weymouth & Portland Borough Council) and nine members of the public

2240 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. Mrs S. Bradley, G. Chadwick and R. Hughes.

2241 – DECLARATIONS OF INTEREST

There were none.

2242 – MINUTES OF THE MEETING HELD ON 24TH SEPTEMBER 2014

The Planning Officer said that Minute 2235(c) should have referred to 14/651/FUL. With this amendment the minutes were formally agreed and signed as a correct record.

(For: 5 votes, Against: 0 votes, Abstentions: 0 votes)

2243 – 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
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/721/OUTMAJ	No Objection	Pending, awaiting legal agreement
14/252/OUT	No Objection	Approved
14/299/FUL	Objection	Refused
14/161/OUT	No Objection	Approved
14/660/FUL	No Objection	Approved
14/444/FUL	No Objection	Approved
14/496/COU	Objection	Approved
14/539/FUL	No Objection	Approved
14/627/FUL	No Objection	Approved
14/638/FUL	Objection	Pending
14/671/FUL	No Objection	Approved
14/674/FUL	No Objection	Pending
14/617/OBL	Objection	Pending

He then advised on the progress of applications that had been brought to the meeting of 24th September 2014 as follows:-

14/636/FUL	No Objection	Approved
14/651/FUL	No Objection	Pending
14/684/FUL	Objection	Approved
14/690/FUL	No Objection	Approved
14/698/FUL	Objection	Pending
14/699/COU	Objection	Pending
14/722/FUL	Objection	Withdrawn
14/741/FUL	No Objection	Approved
14/746/FUL	No Objection	Pending
14/748/FUL	No Objection	Pending
14/754/FUL	No Objection	Pending

2244 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

- a) 14/626/FUL – Hut 2, Field 760, access to Fields 737, 739, 760, 761 and 765, Portland Bill – Replacement Beach Hut
NO OBJECTION (5-0-0)
- b) 14/769/FUL – Land adjacent and outbuilding to rear, 10 High Street, Fortuneswell – Conversion of existing workshop / store accommodation to form a dwelling and erection of two new dwellings
NO OBJECTION, subject to the comments of the Planning Officer on the amenity impact on the neighbours and those of the conservation and highways officers (5-0-0)
- c) 14/808/LBC – Land adjacent and outbuilding to rear, 10 High Street, Fortuneswell – Conversion of existing workshop / store accommodation to form a dwelling and erection of two new dwellings
NO OBJECTION, subject to the comments of the conservation officer (5-0-0)
- d) 14/783/COU – 88 Fortuneswell – Conversion & change of use of vacant attic to a self-contained office (Class B1) (resubmission)
NO OBJECTION (5-0-0)
- e) 14/791/LBC – 215 Wakeham – Replacement ground floor rear window and dormer window with wooden sash windows
NO OBJECTION (5-0-0)
- f) 14/800/LBC – 62 Mallams – Replacement upvc kitchen window, bathroom window and door at rear (retrospective)
NO OBJECTION, subject to the comments of the conservation officer (5-0-0)

g) 14/801/OBL } – Apartments 14 and 15, Maritime House, West Way,
14/802/OBL } – Southwell Business Park
OBJECTION, on the grounds that residents of the apartments should be tied to businesses on the site (5-0-0)

h) 14/804/COU – Glen Caravan Park, Wakeham – Use of existing caravans 1 and 9 as residential, twelve months' use
NO OBJECTION (5-0-0)

i) 14/805/COU – 154A Wakeham – Change of use of manager's accommodation back to domestic dwelling
NO OBJECTION (5-0-0)

j) 14/807/FUL – 88 Furlands – Conversion to form two dwellings with associated parking
NO OBJECTION (5-0-0)

k) 14/811/FUL – 72 Weston Street – Construct first floor balcony to south elevation with railings and steps to garden (part retrospective)
NO OBJECTION (5-0-0)

l) 14/833/FUL – 49 Pound Piece – Proposed single-storey rear extension for utility room and workshop
NO OBJECTION (5-0-0)

m) 14/836/FUL – Hut 13, West Weares – Renewal of permission to site beach hut
NO OBJECTION, according to the Committee's agreed planning procedure

n) 14/850/FUL – Windswept, Avalanche Road – Extension of existing dropped kerb by 2.5m
NO OBJECTION (5-0-0)

o) 14/857/FUL – Land to rear of 20 East Street – Erection of dwelling
OBJECTION, to the design, especially the dormer window and roof.
No objection to the principle of a new building.

p) Tree Preservation Order – Weston Park Homes
Details provided for information only.

2245 – PLANNING CONTRAVENTION ISSUES

a) TV Aerials in Alma Terrace Conservation Area

b) Range Cottage, Portland Port

Both investigations continue.

c) Advertising Hoardings, Victoria Square & Fortuneswell

The Planning Officer is waiting for the adoption of the Local Plan before serving discontinuance notices.

2246 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

14/041/DCC – Disused railway cutting land south of Park Road – Retention of fill material etc.

OBJECTION, the Clerk was asked to write again to the County, restating the content of the Council’s first letter regarding the infill and asking for the area to be reinstated. He was also asked to state that the quarry waste used for infill should have been put back in the proper place as backfill. The Committee wishes the route to remain a claimed Right of Way and not become a permissive footpath in a revised arrangement.

Cllr. Lees requested details of when the planning application will go to the County Planning Committee.

2247 – NEIGHBOURHOOD PLAN

Cllr. Matthews reported that the Working Group is drawing together a “high-level” report from the recent consultation responses so that the public can understand where the consultation process is leading. He also answered questions about the Plan from members of the public present.

2248 – DATE OF NEXT MEETING

The Committee’s next meeting is scheduled to be held on Wednesday, 26th November 2014, starting at 7.00 pm.

The meeting ended at 8.50 pm.

Signed
(Chair)

Dated.....