

**PORTLAND TOWN COUNCIL**

**PLANNING & HIGHWAYS ADVISORY COMMITTEE  
MINUTES OF THE MEETING HELD ON  
WEDNESDAY, 23<sup>RD</sup> APRIL 2014**

**PRESENT:** Councillors R. Wild (Chair), Mrs S. Bradley, G. Chadwick, A. Matthews and R. Nowak

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

**2174 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllr. L. Ames, R. Denton-White, R. Hughes and Mrs S. Reynolds

**2175 – DECLARATIONS OF INTEREST**

Cllr. Nowak declared a prejudicial pecuniary interest in planning application 14/300/FUL – Land to rear of 95 – 127 Reforne.

**2176 – CONDUCT OF BUSINESS**

In view of the Council's recent decision to require a recorded count for all resolutions made at its meetings, though not yet incorporated in Standing Orders, the Clerk requested that the procedure be trialled at the meeting. This was agreed.

**2177 – MINUTES OF THE MEETING HELD ON 26<sup>TH</sup> MARCH 2014**

**a) Minute 2170 – Planning Contravention Issues**

Cllr. Matthews requested that the first sentence of the second paragraph be amended to read, "Cllr. Matthews requested that the Council write to Wessex Water, asking them to remove the gravel infill along the Beach Road." This was agreed.

**b) Minute 2171, para 2 – Victory Road**

The Planning Officer requested the second sentence be substituted with the following wording, "The Clerk was asked to write to Dorset Highways to bring it to their attention." This was also agreed.

With these two changes the minutes were formally agreed and signed as a correct record.

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

**2178 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING**

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

<b>Application No.</b>	<b>Town Decision</b>	<b>Borough Decision</b>
11/620/MINS	No Objection	Pending, awaiting legal agreement
12/361/FUL	No Objection	Pending, awaiting legal agreement
12/721/OUTMAJ	No Objection	Pending, awaiting legal agreement

He then advised on the progress of applications that had been brought to the meeting of 26<sup>th</sup> March 2014 as follows:-

14/068/FUL	No Objection	Refused
14/094/FUL	No Objection	Approved
14/108/FUL	Objection	Pending
14/115/FUL	No Objection	Approved
14/121/FUL	Objection	Pending
14/132/LBC	No Objection	Approved
14/139/FUL	No Objection	Approved
14/156/FUL	No Objection	Approved
14/158/FUL	No Objection	Approved
14/160/FUL	No Objection	Pending
14/162/FUL	No Objection	Approved
14/207/FUL	No Objection	Approved

### **2179 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

a) 14/175/FUL – Land to the rear of 95 – 113, Wakeham – Erect three new dwellings

**NO OBJECTION**, subject to the views of the conservation officer (5-0-0)

b) 14/191/FUL – Hut 9, West Weares – Renewal of beach hut

**NO OBJECTION** (5-0-0)

It was proposed by Cllr. Wild and **RECOMMENDED** – that applications for renewal of beach hut permissions always be granted (5-0-0)

c) 14/193/FUL – 159 Fortuneswell – Conversion of property to form two flats and one maisonette

**NO OBJECTION** (5-0-0)

d) 14/220/FUL – Hut 1, Field 758, access track to Fields 758 and 766 – 769, Portland Bill – Renewal of permission to site beach hut

**NO OBJECTION** (5-0-0)

e) 14/223/FUL – Hut 6, Field 763, access to Fields 730, 764 and 763, Portland Bill – Renewal of beach hut permission

**NO OBJECTION** (5-0-0)

- f) 14/224/FUL – Hut 21, West Weares – Renewal of temporary permission to site beach hut  
**NO OBJECTION** (5-0-0)
- g) 14/225/FUL – Hut 18, Field 758, access track to Fields 758 and 766 – 769, Portland Bill – Renewal of beach permission  
**NO OBJECTION** (5-0-0)
- h) 14/236/FUL – Hut 25, Field 760, access track to Fields 737, 739, 760, 761 and 765, Portland Bill – Renewal of beach hut  
**NO OBJECTION** (5-0-0)
- i) 14/237/FUL – Hut 1, Field 730, access to Fields 730, 764 and 763, Portland Bill – Beach hut renewal  
**NO OBJECTION** (5-0-0)
- j) 14/238/FUL – Hut 26, West Weares – Beach hut renewal  
**NO OBJECTION** (5-0-0)
- k) 14/232/FUL – 72 Weston Street – To construct first floor balcony to south elevation and provide railings to existing parapet on east elevation of dwelling  
**NO OBJECTION** (5-0-0)
- l) 14/249/FUL – HM Prison, The Verne – External alterations to casemate units to include new entrance doors and associated ramps and steps  
**NO OBJECTION** (5-0-0)
- m) 14/250/LBC – HM Prison, The Verne – Internal and external alterations to casemate units to facilitate change of use to immigration removal centre  
**NO OBJECTION** (5-0-0)
- n) 14/251/FUL – 85 Verne Common Road – Construct front porch and new access steps to dwelling  
**NO OBJECTION** (5-0-0)
- o) 14/252/OUT – Land to the east of 35 Park Road – Proposed dwelling and associated works  
**NO OBJECTION**, subject to the scheme remaining for a single-storey dwelling (5-0-0)
- p) 14/253/FUL – Hut 16, Field 763, access to Fields 730, 764 and 763, Portland Bill – Renewal of temporary planning permission for retention of beach hut and replacement with a new hut within the next year  
**OBJECTION**, to replacement with a new hut on the grounds of creeping development and adverse visual impact (3-2-0)
- q) 14/254/ FUL – 9 Augusta Close – Erect front extension  
**NO OBJECTION** (5-0-0)

r) 14/255/FUL – Hut 47, Field 767, access track to Fields 758 and 766 – 769, Portland Bill – Retention of beach hut  
**NO OBJECTION** (5-0-0)

s) 14/258/VOC – 58 Sandholes Close – Relaxation of condition 15 of planning permission reference 01/703/FUL to allow conversion of existing garage at 58 Sandholes Close to living accommodation  
**NO OBJECTION** (5-0-0)

t) 14/259/FUL – Weymouth Watersports Centre, Ferrybridge Boatyard, Portland Beach Road – Construct secure timber store, provide steel container alongside, form canopy and lay timber decking (part retrospective)  
**OBJECTION**, on the grounds of adverse visual impact (5-0-0)

u) 14/266/FUL – Hut 42, Field 767, access track to Fields 758 and 766 – 769, Portland Bill – Renewal of permission to site beach hut  
**NO OBJECTION** (5-0-0)

v) 14/276/FUL – Hut 25, Field 763, access to Fields 730, 764 and 763, Portland Bill – Renewal of permission to site beach hut  
**NO OBJECTION** (5-0-0)

w) 14/277/FUL – Hut 26, Field 768, access track to Fields 758 and 766 – 769, Portland Bill – Renewal of permission to site beach hut  
**NO OBJECTION** (5-0-0)

x) 14/281/FUL – Hut 2, Field 760, access to Fields 737, 739, 760, 761 and 765, Portland Bill – Renewal of beach hut permission  
**NO OBJECTION** (5-0-0)

y) 14/293/ FUL – Hut 33, West Weares – Renewal of permission to site beach hut  
**NO OBJECTION** (5-0-0)

z) 14/306/FUL – Hut 13, Field 760, access to Fields 737, 739, 760, 761 and 765, Portland Bill – Renewal of beach hut permission  
**NO OBJECTION** (5-0-0)

aa) 14/299/FUL – 42 Furlands – Erection of dwelling (resubmission)  
**OBJECTION**, on the grounds of detriment to the character of the area, the impact on neighbouring amenity and overdevelopment of the site (5-0-0)

(Cllr. Nowak withdrew from the meeting.)

bb) 14/300/FUL – Land to rear of 95 to 127, Reforme – Formation of private drive and erection of four detached houses and garages  
**OBJECTION**, on the grounds of loss of allotments, inaccessible vehicular access given a nearby bus stop and the adverse effect on neighbours' amenity (4-0-0)

(Cllr. Nowak rejoined the meeting.)

## **2180 – PLANNING CONTRAVENTION ISSUES**

None were raised.

## **2181 – ORDER OF BUSINESS**

The Chair brought forward Agenda Item 11 – IPACA Planning Appeal Decision so the Planning Officer could offer members his views prior to his departure from the meeting.

## **2182 – IPACA PLANNING APPEAL DECISION**

The Planning Officer advised on the appeal process, particularly what issues were pertinent on which the inspector made his decision.

The Committee concluded that it did not wish to make any direct comment on the decision. Cllr. Wild noted that the scheme for the new sports block at the Academy's Southwell campus would still require specific planning permission.

## **2183 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

### **Notice of Stepping Up Footpaths 34 and 35**

After discussion it was proposed by Cllr. Nowak and **RESOLVED** – that the Council support the representations being made to the County by Cllr. Kimber and advise him of the need to make secure those areas on the east side of Footpath 34 where there had been reports of children playing alongside an open quarry. (5-0-0)

## **2184 – NEIGHBOURHOOD PLAN**

Cllr. Matthews advised members that the Working Group was seeking the views of Councillors on the current evidence base. Only one (Cllr. Wild) had responded to date. The Plan website was still under construction and the Group was also preparing the details of its business survey.

## **2185 – PUBLIC CONSULTATION ON THE CONSERVATION AREAS OF PORTLAND**

Cllr. Nowak asked that details of the consultation go on the Neighbourhood Plan website. This was agreed.

Members made the following suggestions in replying to the notification from the Borough:-

Possible Underhill venues for drop-in sessions: St. John's Church Hall, Brackenbury Centre.

Advertising: Free Portland News, portlanders.co.uk

Circulation of organisations: Portland Community Partnership, Association for Portland Archaeology

**286 – NALC CONSULTATION ON THE NATIONAL PLANNING POLICY FRAMEWORK**

Cllr. Wild said that DAPTC would be making representations and it was agreed that there was no need for a direct response from the Council.

**2187 – DATE OF NEXT MEETING**

The next meeting of the Committee will take place on Wednesday, 28<sup>th</sup> May 2014, commencing at 7.00 pm.

The meeting ended at 8.45 pm.

Signed .....  
(Chair)

Dated.....