

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 25th APRIL 2018 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Susan Cocking, Lucy Grieve, Ray Nowak, Chris Gover, Jim Draper and David Thurston.

IN ATTENDANCE: Andy Matthews (Neighbourhood Plan Working Group), Cllr. Katharine Garcia (Dorset County Council & Weymouth & Portland Borough Council) and one member of the public.

2705 – APOLOGIES FOR ABSENCE

Apologies were received from Councillors Rod Wild, Sandra Reynolds, Jo Atwell and Sue Lees.

2706 – DECLARATIONS OF INTEREST

No declarations were received.

2707 – MINUTES OF THE MEETING HELD ON 21ST FEBRUARY 2018

Minute 2691 should read “Apologies were received from Councillors Chris Gover, Jim Draper and Sue Lees.”

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

2708 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

Cllr. Flack reported progress on the applications outstanding as follows:-

Application No	Town Decision	Borough Decision
15/767/FUL	Objection	Pending
16/501/VOC	Objection	Pending
Commons Act, s38	No Objection	Pending
17/732/ADV	No Objection	Approved
17/760/LBC	No Objection	Approved
17/781/RES	No Objection	Approved
17/852/FUL	Objection	Pending
17/866/OUT	Objection	Pending
17/916/RES	Objection	Approved
17/920/FUL	Objection	Refused
17/966/LBC	No Objection	Approved
17/971/FUL	Objection	Approved
17/1008/FUL	No Objection	Pending
17/1014/FUL	No Objection	Approved
17/1015/LBC	No Objection	Approved
18/003/FUL	No Objection	Approved

18/007/FUL	No Objection	Approved
18/043/FUL	No Objection	Approved
18/055/FUL	Objection	Approved
18/063/FUL	No Objection	Approved
18/042/RES	Objection	Approved
18/100/VOC	Objection	Pending
18/087/NMA	No Objection	Approved
18/112/LBC	No Objection	Approved
18/129/NMA	No Comment	Approved
18/150/FUL	No Objection	Approved
TP/18/030	No Comment	Approved
18/042/RES	Objection	Approved
18/096/FUL	No Objection	Approved
18/151/ADV	No Objection	Pending
18/164/LBC	No Objection	Pending
18/196/OFF	No Comment	Approved
TP/18/049	No Comment	Pending

a. Minute 2701(c) – Portland Marina, Hamm Beach Road

The Clerk was requested to contact Land Trust regarding the continued works at Portland Marina.

b. Minute 2674(b)

The Chairman confirmed that this matter had been raised separately with the Planning Authority but has now received approval.

2709 – PUBLIC PARTICIPATION

There were no comments from the public.

2710 – NEIGHBOURHOOD PLAN

Mr Matthews updated the Committee. He confirmed that a strategic environmental assessment had been received from AECOM which looks at policies and assesses the environmental impact of these. In general, the report found that focusing proposals within the development boundaries was more environmentally sound and similarly policies which managed the potential for second homes. The report together with the updated plan will now be subject to further consultation in June under regulation 14 requirements. This consultation will require writing formally to various statutory, community and voluntary organisations as well as landowners and businesses and it was an opportunity for the Town Council to engage directly with these. He also reported that the Neighbourhood Plan grant application for just over £3k had been successful and provided additional resources to those set aside by the Council.

He concluded by advising that a few minor adjustments to the wording of the Plan to accommodate comments by the Port had been made but some requests were felt better left to the formal consultation phase so this could be recorded accordingly.

2711 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

WP/18/00212/CWC

FORMER UNDERHILL COMMUNITY JUNIOR SCHOOL, KILLICKS HILL, PORTLAND, DT5 1JW

Request for confirmation of compliance with conditions 6 & 10 of planning approval WP/17/00323/FUL (Compliance with conditions)

NO COMMENT

WP/18/00083/OUT

21 RUFUS WAY, PORTLAND, DT5 1EE

Outline planning permission for one dwelling house (Outline)

NO COMMENT

WP/18/00241/FUL

WEYMOUTH AND PORTLAND NATIONAL SAILING ACADEMY, HAMM BEACH ROAD, PORTLAND, DT5 1SA

Erection of 2No. timber framed buildings and alterations to existing storage container (Full)

NO COMMENT

WP/18/00156/COU

44 FORTUNESWELL, PORTLAND, DT5 1LZ

Change of use of Ground floor of building A1 shop to C3 Dwelling (Full)

NO COMMENT

WP/18/00240/CWC

COVE HOLIDAY PARK, PENNSYLVANIA ROAD, PORTLAND, DT5 1HU

Request for confirmation of compliance with conditions 3, 4 & 6 of planning approval WP/15/00800/FUL (Compliance with conditions)

NO COMMENT

WP/18/00263/CWC

PENNSYLVANIA CASTLE, PENNSYLVANIA ROAD, PORTLAND, DT5 1HZ

Request for confirmation of compliance with condition 3 of planning approval WP/15/00924/FUL (Compliance with conditions)

NO COMMENT

WP/18/00061/FUL

ATLANTIC ACADEMY PORTLAND, MARITIME HOUSE, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NA

Alterations to windows and doors, formation of single door opening.

Landscaping works and installation of vehicle barrier, bus stop shelter and bin store. (Full)

NO COMMENT

WP/18/00184/VOC

REDUNDANT BUILDINGS AT BROADCROFT QUARRY, BUMPERS LANE, PORTLAND, DT5 1HY

Demolition of existing redundant industrial buildings and erect 71 no. residential dwellings including affordable housing (variation of condition 1 of reserved matters submission ref: WP/17/00017 - following outline planning permission ref WP/16/00388) (Variation of condition)

NO COMMENT

WP/18/00267/NMA

WEST WING, MARITIME HOUSE, SOUTHWELL BUSINESS PARK, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND

Amendment to planning permission WP/17/00207/OFF - to allow minor alterations to create additional windows and juliet balcony. (Non-Material Amendment)

NO COMMENT

WP/CA/18/00062

143 WAKEHAM, PORTLAND, DT5 1HR

T1 & T2 Leylandii – Remove

ALREADY APPROVED

WP/TP/18/00063

ALM PLACE, PORTLAND, DT5 2LT

Sycamore Copse - Trimming of branches by up to 3m - storm damaged

NO COMMENT

b. Further applications since publication of agenda:

WP/18/00218/FUL

46 SOUTHWELL, PORTLAND, DT5 2EF

Erection of two storey rear extension (Full)

FURTHER INFORMATION REQUIRED

WP/18/00163/FUL

2 HAMCROFT, PORTLAND, DT5 2LL

Demolish existing garage and shed and replace with enlarged garage/workshop (Full)

NO INFORMATION AVAILABLE

2712 – PLANNING CONTRAVENTION ISSUES

a. Concerns were expressed as to the signage outside the Little Ship although it was noted the application was retrospective and already completed.

b. The Chairman updated the Council on plot X stating that the enforcement office was trying to identify the materials.

c. Worries were expressed at the poor state of repair of St Peters Church, especially as it is a listed building and no activity of repair being shown and

the windows looking very dangerous. The Chairman confirmed that both the Listed Building Officer and Conservation Officer had been informed.

2713 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2714 – HIGHWAY ISSUES

a. 26 Reforne

Concern had been raised by a member of the public as to the trip hazard by the dropped curbing.

The Clerk confirmed that DCC Highways had conducted a site visit and would conduct some remedial works. They also would enhance the ‘keep clear’ road marking in this area at the same time.

2715 – NATIONAL PLANNING POLICY FRAMEWORK

Chairman asked Mr Matthews to report on the agenda paper which set out the response to the revised Policy Framework. Key elements of this were reflected in the covering paper. It was considered that our Neighbourhood Plan had anticipated a number of proposed revisions which was helpful in establishing the credence of our plan within the wider Local Plan Review.

It was agreed that the details as set out should be approved as the Council’s formal response to the consultation.

Cllr’s Flack and Nowak mentioned they were meeting at The Royal Manor site that Friday to discuss its future. An accelerated homes scheme was potentially being planned.

2716 – DATE OF NEXT MEETING

The Committee’s next meeting is scheduled to be held on Wednesday, 23rd May 2018 in Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 8.15 pm.

Signed Dated..... (Chair)