

## PORTLAND TOWN COUNCIL

### PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL ON WEDNESDAY, 25<sup>TH</sup> NOVEMBER 2015 AT 7.00 PM

**PRESENT:** Councillors D. Thurston (Chairman), Mrs S. Cocking (from 7.45 pm), J. Draper, C. Flack, C. Gover, Ms S. Lees, Mrs S. Reynolds and R. Wild.

**IN ATTENDANCE:** Ian Looker (Town Clerk), Darren Rogers (Weymouth & Portland Borough Council), Andy Matthews (Neighbourhood Plan Working Group) and four members of the public

#### **2374 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs. Ms J. Atwell and A. Sergison.

#### **2375 – DECLARATIONS OF INTEREST**

Cllr. Lees declared a personal interest in application no. 15/694/RES – Land adjacent to 33 Park Road and Cllr. Flack a personal interest in 15/816/FUL – 43A Avalanche Road.

#### **2376 – MINUTES OF THE MEETING HELD ON 21<sup>ST</sup> OCTOBER 2015**

The minutes were formally agreed and signed as a correct record.  
(For: 6 votes, Against: 0 votes, Abstentions: 1 vote)

#### **2377 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING**

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

<b>Application No.</b>	<b>Town Decision</b>	<b>Borough Decision</b>
14/887/OUT	Postponed	Pending, awaiting legal agreement
14/989/OBL	Objection	Approved
14/990/OBL	Objection	Approved
14/988/OBL	Objection	Approved
14/1020/COU	No Objection	Pending
15/083/OUT	Objection	Pending
15/310/COU	Objection	Refused
15/366/DCC	No Objection	Pending
15/368/FUL	Objection	Pending
15/336/FUL	No Objection	Approved
15/454/FUL	No Objection	Approved
15/455/FUL	No Objection	Approved
15/456/FUL	No Objection	Approved
15/457/FUL	No Objection	Refused
15/458/FUL	No Objection	Refused
15/392/FUL	No Objection	Pending
15/497/OUT	Objection	Pending
15/533/FUL	Objection	Pending
15/581/OBL	Objection	Approved

15/556/FUL	No Objection	Pending
15/622/FUL	No Objection	Approved
15/634/FUL	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 21<sup>st</sup> October 2015 as follows:-

15/713/FUL	Objection	Pending
15/486/FUL	No Objection	Approved
15/391/FUL	No Objection	Pending
15/616/FUL	No Objection	Approved
15/630/FUL	No Objection	Pending
15/691/FUL	Objection	Pending

#### **Minute 2364 – Neighbourhood Plan**

Cllr. Wild advised that a planning application for a site in Augusta Road would be coming up shortly. On the Local Plan it was outside the development boundary and the Town Council had requested its inclusion in a conservation area. The Planning Officer advised that representations could be made in the normal way and the application would be reported to the Borough's Planning Committee in due course taking into consideration all of the material planning considerations.

#### **2378 – NEIGHBOURHOOD PLAN**

Cllr. Draper as Chairman of the Management Group advised that there had been a new Plan workshop on 25<sup>th</sup> November. The Economic Vision was now being expanded to include sectors on energy, enterprise, the Land Trust and tourism.

At present the subject matter was confidential, but Cllr. Draper promised it would be published shortly and prove exciting. More details would be released at the next Management Group meeting.

Mr Matthews reported that the Working Group was still concentrating on the Vision, but would now be trying to reintegrate other aspects of the Plan.

#### **2379 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

- a) 15/619/OUT – Land east of 151 Weston Street – Outline planning application for residential development (eight dwellings, resubmission) **OBJECTION**, on the grounds of the scheme eroding an important open gap, being beyond the development boundary and out of character with the surrounding area (7-0-0)
- b) 15/638/FUL – Royal Victoria Lodge, Victoria Square – Change of use from Class A4 (drinking establishment) to Class Alphega A1 (retail shop) on ground floor to include external refrigeration and air conditioning plant area and to Class C3 at first floor to create five apartments including associated works  
A motion of No Objection was **LOST** (2-4-1)

**OBJECTION**, on the grounds that the retail element to the scheme will have an adverse effect on the Fortuneswell local centre (4-2-1)

c) 15/639/LBC – Royal Victoria Lodge, Victoria Square – Internal and external alterations to include the removal of the secondary entrance porch to the south elevation and the creation of a new opening to the western side (south elevation)

**NO OBJECTION**, subject to the comments of the conservation officer

(Cllr. Cocking joined the meeting.)

d) 15/694/RES – Land adjacent to 33 Park Road – Erection of dwelling (reserved matters)

**OBJECTION**, on the grounds of design and being detrimental to the character of the adjoining terrace (6-1-1)

e) 15/703/FUL – 24 Grangecroft Road – Erection of front extension

**OBJECTION**, on the grounds of its impact being detrimental to the character of the area (8-0-0)

f) 15/718/FUL – Public Conveniences, Castletown – Demolish existing toilet block and erect building to form dive shop, teaching area and public toilets

**NO OBJECTION**, subject to the comments of the conservation officer (8-0-0)

g) 15/744/FUL – Portland Underhill Library, 28 Fortuneswell – Conversion and change of use of library on ground and first floors to form two self-contained flats

**NO OBJECTION** (8-0-0)

h) 15/753/FUL – 11 Clovens Road – Single-storey conservatory to the front elevation

**NO OBJECTION** (8-0-0)

i) 15/757/FUL – 98 Easton Street – Retrospective planning application for rear extension

**NO OBJECTION** (8-0-0)

j) 15/761/FUL – 57 Reforme – Erect single-story rear extension

**NO OBJECTION** (8-0-0)

k) 15/788/HAZ – East Weare Batteries off Incline Road, Portland Port – Storage of fuels, diesels and fuel oil in underground storage tanks

**NO OBJECTION**, subject to no adverse comments from the Health & Safety Executive (8-0-0)

l) 15/800/FUL – Cove Holiday Park, Pennsylvania Road – Erection of five permanent new build holiday homes in place of six existing caravans to the north-east of the site

**NO OBJECTION** (8-0-0)

m) 15/816/FUL – 43A Avalanche Road – Demolish existing garage and erect single-storey front extension  
**NO OBJECTION** (8-0-0)

**2380 – PLANNING CONTRAVENTION ISSUES**

**a) Advertising Hoardings on the Island**

Cllr. Wild enquired about a large sign outside Crook’s in Victoria Square when the Council was seeking to have other advertising space on the Island discontinued. He was advised that the instances were not immediately comparable since the Crook’s sign was allied to their own commercial activity.

**b) Overgrown Hedge**

Cllr. Flack reported that the Borough Planning Department had resolved to serve an enforcement notice on the owners of 9 St. Martin’s Road for the height of their hedge.

**c) Weston Street**

Cllr. Cocking advised of a development in the area. Rubble had apparently been dumped close to a protected tree. Furthermore the conditions of the scheme required an access road to be built first, which hadn’t happened. The Planning Officer advised her he would look into the matter and email her direct.

**2381 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

15/812/DCC – Broadcroft Quarry and Landfill, Easton

**NO OBJECTION** (4-4-0). The motion was carried on the casting vote of the Chairman. A significant minority of the members asked it to be recorded that they had strong concerns about the size of the extension to the landfill site.

**2382 – DATE OF NEXT MEETING**

The Committee’s next meeting is scheduled to be held on **Thursday**, 17<sup>th</sup> December 2015, starting at 7.00 pm.

The meeting ended at 8.55 pm.

Signed .....  
(Chair)

Dated.....