

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 24TH AUGUST 2016 AT 7.00 PM

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

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group) and Cllr. Penny McCartney (Weymouth & Portland Borough Council)

2465 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr. Ms S. Lees.

2466 – DECLARATIONS OF INTEREST

Cllr. Wild declared a non-pecuniary interest in 16/589/FUL – 14 Park Road, Cllr. Atwell likewise in 16/507/LBC and 16/510/LBC – both HM YOI. Cllr. Flack declared he had submitted a letter of objection regarding application 16/501/VOC – Maritime House, which he had subsequently withdrawn. The Committee agreed that he should not take part in the debate on the scheme nor vote.

2467 – MINUTES OF THE MEETING HELD ON 20TH JULY 2016

The minutes were formally agreed and signed as a correct record.

2468 – DEPUTY CHAIRMAN'S REPORT 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
15/693/OUT	Objection	Pending
16/008/FUL	No Objection	Pending
16/169/FUL	No Objection	Approved
16/193/FUL	Objection	Pending
16/209/FUL	No Objection	Pending
15/862/LBC	No Objection	Pending
16/142/FUL	Objection	Pending
16/212/FUL	No Objection	Approved
16/216/FUL	Objection	Pending
16/230/FUL	No Objection	Approved
16/302/FUL	No Objection	Approved
16/286/FUL	Objection	Pending
16/293/RES	No Objection	Pending
16/323/FUL	No Objection	Pending
16/373/FUL	No Objection	Pending
16/376/FUL	No Objection	Pending
16/388/VOC	No Objection	Pending
16/402/OBL	No Objection	Pending

16/408/FUL	No Objection	Pending
16/413/FUL	No Objection	Pending

He next advised on the progress of applications that had been brought to the meeting of 20th July 2016:-

16/150/RES	No Objection	Pending
16/330/VOC	No Objection	Pending
16/414/LBC	No Objection	Pending
16/421/FUL	Objection	Approved
16/452/FUL	Objection	Pending
16/453/FUL	No Objection	Approved
16/478/FUL	Objection	Withdrawn
16/487/LBC	Objection	Pending

a) Minute 2460 – Planning Contravention: Castletown

The Clerk said he had not yet written about the Sherman tank.

b) Minute 2463 – Inconvenient Signs

Cllr. Flack reported that the sign at the Avalanche Road mini-roundabout was still there, but the one at the end of Weston Street had been removed.

2469 – NEIGHBOURHOOD PLAN

Mr Matthews reported that the scoping report had been circulated to Natural England, Historic England and the Environment Agency with responses requested by the end of September 2016. It was proposed to request further support to produce a settlement study, which would help with identifying sustainable development options. A recent paper from the Borough’s Policy Team had advised of their recent work on Neighbourhood Plan development issues.

2470 – ORDER OF BUSINESS

The Chairman took Agenda Item 9 – Highway Issues next for the benefit of Cllr McCartney who had raised the matter and was present.

2471 – HIGHWAY ISSUES: WOOLCOMBE ROAD

RESOLVED – that the Council write to Dorset Highways commending the introduction of double yellow lines on the corners of the road.

2472 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 16/394/OUT – 8A Sweet Hill Road – Outline application for the erection of a dwelling
OBJECTION, on the grounds of overdevelopment

b) 16/456/FUL – Hut 13, Field 767, access track to Fields 758 and 766 to 769 Portland Bill - Renewal of planning permission to site beach hut
NO OBJECTION, according to the agreed procedure

(Cllr Flack withdrew from the meeting.)

c) 16/456/VOC – Maritime House, West Way, Southwell Business Park - Variation of conditions 8 & 9 of planning permission 13/101/FUL (appeal reference APP/P1235/A/13/2204886) to allow the following amendments. Condition 8: (1) substitute a new plan in lieu of drawing ref. 12370-SKT05 (omitting a section of path originally proposed along Reap Lane); and (2) make reference to detailed specifications for the remaining highway improvement works shown on drawing refs. 12370-SKT04, 05, 06 and 07 Rev A. Condition 9: (1) delete reference to the provision of the new footway/cycleway

OBJECTION, on the grounds that the present application deviates from what was previously agreed and causes widespread disruption to neighbouring residents. The Committee wanted to record that it was most unhappy with the lateness of the application, a flooding issue it perceived had not been addressed and the opaqueness of the scheme description.

(Cllr Flack rejoined the meeting.)

d) 16/506/OFF – Maritime House, West Way, Southwell Business Park – Change of use from Office Use (Class B1) to a dwelling house (Class C3) – eight apartments, ground floor west wing

OBJECTION, on the grounds that it is contrary to the Local Plan, which designates the site as a business park and therefore employment area. The Committee wishes to retain as many employment sites on the Island as possible.

e) 16/507/LBC – HM YOI, The Grove – Removal of windows to enable installation of smoke vents to upper floors.

NO OBJECTION

f) 16/510/LBC – HM YOI, The Grove – Fire alarm upgrade (retrospective)

NO OBJECTION

g) 16/553/FUL – Hut 8, Field 767, access track to Fields 758 and 766 to 769 Portland Bill – Erect new larger beach hut

OBJECTION, on the grounds of the visual impact on neighbouring huts, that it is against the current Town Council policy of approving only like-for-like replacement, there is an inadequate gap between it and the adjoining huts for health and safety reasons and it sets an unwelcome precedent.

h) 16/579/FUL – 18 Weare Close – Erection of replacement porch

NO OBJECTION

i) 16/589/FUL – 14 Park Road – Two-storey side extension

NO OBJECTION

j) 16/564/OUT – Portland Lodge Hotel, Easton Lane – Demolish existing building and erect twenty-eight flats with associated parking and amenity
OBJECTION, on the grounds of overdevelopment, its visual impact, the precedent set for further development along the corridor and the proposed plans do not respect the character and appearance of the locality

k) 16/528/FUL – Open Space on Site of Former 114-116 Chiswell – Clear existing loose stone and construct a storage hut

NO OBJECTION

l) 16/592/COU – Enterprise House, West Way, Southwell Business Park – Change of use reverting back to B1 office use

NO OBJECTION

m) Proposed New Base Station Installation at VF 12886 – The Tower, Southway, Southwell Business Park

NO COMMENTS

2473 – PLANNING CONTRAVENTION ISSUES

None were raised.

2474 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2475 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 21st September 2016 at Easton Methodist Church Hall, starting at 7.00 pm.

The meeting ended at 8.40 pm.

Signed
(Chair)

Dated.....