

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 23RD AUGUST 2017 AT 7.40 PM

PRESENT: Councillors Charlie Flack (Chairman), Jo Atwell, Susan Cocking, Chris Gover, Lucy Grieve, Sue Lees, Sandra Reynolds and Rod Wild

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group)

2608 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. Jim Draper, Ray Nowak and David Thurston.

2609 – DECLARATIONS OF INTEREST

All the members present declared a non-pecuniary interest in application 17/385/COU – 52 Easton Street. Mr Matthews declared a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

2610 – MINUTES OF THE MEETING HELD ON 26TH JULY 2017

Minute 2597 should read, “Cllr. Reynolds declared a non-pecuniary interest in application ...”

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

2611 – 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
16/142/FUL	Objection	Pending
16/501/VOC	Objection	Pending
17/037/OFF	No Objection	Pending
17/082/FUL	Objection	Pending
17/083/ADV	Objection	Pending
17/323/FUL	Objection	Pending
17/270/OUT	No Objection	Pending
17/017/RES	Objection	Pending
17/371/OUT	Objection	Pending
17/291/FUL	No Objection	Approved
17/292/LBC	No Objection	Approved
17/372/FUL	No Objection	Pending
17/419/FUL	No Objection	Pending
17/430/FUL	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 26th July 2017:-

17/387/FUL	Objection	Pending
17/427/RES	Objection	Pending
17/451/FUL	Objection	Pending
17/552/FUL	No Objection	Pending
17/410/FUL	No Objection	Pending
17/421/FUL	No Objection	Pending
17/485/FUL	No Objection	Pending
17/501/FUL	Objection	Pending
17/537/FUL	Objection	Pending

a) Minute 2602 – 17/427/RES: Land Opposite 139 – 165 Avalanche Road

The comments of the Planning Officer were presented as an additional agenda paper.

b) Minute 2599 – 17/372/FUL: Redundant Buildings at Broadcroft Quarry

The Clerk reported verbally on comments just received from the Planning Officer. Members considered the application again with the background information available and resolved:-

NO OBJECTION; subject to the comments of the Environment Agency, which it requested be added to the list of consultees, and implementation both of Natural England's recommendations and the comments of the public rights of way officer.

2612 – PUBLIC PARTICIPATION

Mr Matthews requested permission to speak on Agenda Item 7(b) – Commons Act 2006, s38 – Verne Common.

2613 – NEIGHBOURHOOD PLAN

Mr Matthews spoke to his agenda papers, saying it was important to set out the intentions regarding housing and employment land. Council's approval was sought to proceed with policy development. Comments from Jan Farnan at the Borough in an additional agenda paper would be taken into account.

RESOLVED – that approval be granted to the draft Plan papers presented to the meeting, subject to queries about paragraph 50 on housing and planning application numbers being sorted.

2614 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 17/385/COU – 52 Easton Street – Change of use of ground floor from A2 (Financial Services) to B1(a) Local Government Office

NO COMMENT

b) 17/535/FUL – Hut 30, West Weares – Erection of beach hut (retrospective) **OBJECTION**, on the grounds that the Committee had concerns about the size of the replacement hut. Since the applicant had not submitted any details of the previous hut on the site the Committee thought the application was thereby rendered incomplete. It also questioned the accuracy of the submission at section 13(c).

c) 17/538/FUL – Land north of 36A – 36B Easton Street – Erect dwelling **NO OBJECTION**

(Cllr. Lees left the meeting at 9.00 pm.)

d) 17/578/FUL – 1 Wheatlands – Erect single-storey side extension **NO OBJECTION**

e) 17/658/DOM – 17 Weare Close – Erect single-storey extension, to extend 5.3m beyond rear wall of the original dwellinghouse; maximum height 2.8m, height to eaves 2.8m (additional item)
NO COMMENT – Details not available

f) Commons Act 2006, s38 – Verne Common **NO OBJECTION**

2615 – PLANNING CONTRAVENTION ISSUES BICYCLE AT CHEYNE WEARES

The bicycle had been removed.

2616 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2617 – FORMER BRACKENBURY INFANTS SCHOOL

RESOLVED – that the Council nominates Brackenbury Infants School and Community Nursery as a Community Asset and delegates to Cllr. Grieve the preparing and submission of the final version of the nomination form, subject to Proper Officer considerations.

The Committee took the decision because of the short time available to submit the application and it will be reported to Town Council.

2618 – ADDITIONAL ITEMS CONCERNING HIGHWAYS

a) Exit from Pennsylvania Way

It was agreed that the Clerk would write to Dorset Highways requesting white lines be painted on Pennsylvania Road at this point to maintain visibility.

b) Cove Cottages

It was agreed the Clerk would also write requesting provision of a warning notice at the top of the road regarding access.

2619 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 27th September 2017 at Easton Methodist Church Hall, Easton, starting at 7.00 pm.

The meeting ended at 9.15 pm.

Signed
(Chair)

Dated.....