

**PORTLAND TOWN COUNCIL**

**PLANNING & HIGHWAYS ADVISORY COMMITTEE  
MINUTES OF THE MEETING  
HELD AT EASTON METHODIST CHURCH HALL, EASTON  
ON WEDNESDAY, 22<sup>ND</sup> FEBRUARY 2017 AT 7.00 PM**

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

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

**2536 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllr. Mrs S. Reynolds.

**2537 – DECLARATIONS OF INTEREST**

There were none.

**2538 – MINUTES OF THE MEETING HELD ON 25<sup>TH</sup> JANUARY 2017**

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

**2539 – DEPUTY CHAIRMAN’S REPORT AND OTHER MATTERS ARISING**

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

<b>Application No</b>	<b>Town Decision</b>	<b>Borough Decision</b>
15/767/FUL	Objection	Pending
16/142/FUL	Objection	Pending
16/216/FUL	Objection	Pending
16/501/VOC	Objection	Pending
16/564/OUT	Objection	Withdrawn
16/783/FUL	Objection	Pending
16/866/FUL	No Objection	Approved
16/804/FUL	No Objection	Refused
16/773/FUL	Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 25<sup>th</sup> January 2017:-

16/882/FUL	No Objection	Pending
16/883/LBC	No Objection	Pending
16/922/COU	No Objection	Approved
16/824/FUL	No Objection	Approved
16/865/FUL	No Objection	Approved
16/879/FUL	No Objection	Pending
16/928/FUL	Objection	Pending
16/850/ADV	Objection	Pending
17/008/FUL	No Objection	Pending

Cllr. Flack explained the contrary decision by the Borough on 16/804/FUL. It thought the development was contrary to the character and appearance of the conservation area and there were concerns about highway safety.

#### **2540 – PUBLIC PARTICIPATION**

Cllr. Atwell asked on behalf of a constituent concerning the state of the surface of New Road. Cllr. Thurston said it was due to be resurfaced in October.

#### **2541 – NEIGHBOURHOOD PLAN**

Mr Matthews gave a Powerpoint presentation on the new Local Plan Review and its relationship with the Neighbourhood Plan. The ensuing discussion focussed particularly on the proposals for housing development. It was noted that the extra housing designated for other towns in West Dorset is likely to lead to an enlargement of their boundaries.

#### **2542 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

a) 16/943/FUL – Portland Marina, 6 Hamm Road – Erection of dry stack boat storage structure

**NO OBJECTION**

b) 16/944/FUL – 103 Fortuneswell – Alterations to provide five flats and one duplex, alterations to the front elevation to provide replacement windows at second floor and alterations to the rear elevation to provide replacement windows at ground, first and second floors

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

c) 17/037/OFF – Council Offices, Fortuneswell – Change of use from office (Class B1(a)) to dwellings (Class C3)

**NO OBJECTION**

The Committee requested development sympathetic to the surrounding conservation area and expressed concern at the lack of parking facilities nearby.

d) 17/084/CMR – 2 Weston Street – Change of use from retail (Use Class A1) to a dwellinghouse (Use Class C3), and for associated operational development (Prior Approval Retail to Dwelling)

**NO OBJECTION**

e) 17/044/FUL – 5 Spring Gardens – Single storey side extension to kitchen at the rear of the property, replacing single storey flat roof to rear bathroom with shallow pitched roof, loft conversion to a bedroom with en suite shower room including dormer window to rear elevation

**OBJECTION**, on the grounds of it being out of keeping with the conservation area, intrusive to neighbours and having a dominant and inappropriate design

f) 17/058/FUL – 3 Mereside – Change of use from a gym (D2 Use Class) to B1/B2 use & alterations to car park fencing

**NO OBJECTION**

**2543 – PRE-APPLICATION CONSULTATION**

The Committee had no objection to the proposed base station installation at Albion Stone Works.

**2544 – PLANNING CONTRAVENTION ISSUES**

**a) 103 Verne Common Road**

Cllr. Flack said there was no further news.

**b) Old Scout Hut Site, Underhill**

Cllr. Wild raised a concern about encroachment on the site. It was agreed he should forward this concern to the Planning Enforcement Officer.

**2545 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

There were none.

**2546 – HIGHWAYS: ROAD SAFETY IN EASTON (additional item)**

Members considered an e-mail from a resident of Easton referring to incidents in and around Easton Square and suggesting a 20 mph speed limit for the area. It was agreed that the Council write to the Police and Dorset Highways expressing these concerns.

**2547 – PORTLAND PORT: BREAKWATER LIGHTHOUSE (additional item)**

Cllr. Flack drew attention to the work that had recently been carried out on the lighthouse and suggested the Council write to the Port commending what had been done.

**2548 – DATE OF NEXT MEETING**

The Committee's next meeting is scheduled to be held on Wednesday, 22<sup>nd</sup> March 2017 at the Council Offices, 52 Easton Street, Easton, starting at 7.00 pm.

The meeting ended at 9.00 pm.

Signed .....  
(Chair)

Dated.....