

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 21ST FEBRUARY 2018 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Jo Atwell, Susan Cocking, Jim Draper, Chris Gover, Lucy Grieve, Ray Nowak (from 7.20 pm), Sandra Reynolds and Rod Wild

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group), Cllr. Kerry Baker (Weymouth & Portland Borough Council) and six members of the public.

2678 – APOLOGIES FOR ABSENCE

Apologies were received from Councillor Katharine Garcia (Dorset County Council & Weymouth & Portland Borough Council)

2679 – PERSONAL STATEMENT

With the permission of the Chairman Cllr. Reynolds made a personal statement to the meeting.

2680 – DECLARATIONS OF INTEREST

Mr Matthews declared a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

2681 – MINUTES OF THE MEETING HELD ON 24TH JANUARY 2018

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

2682 – 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
16/142/FUL	Objection	Pending
16/501/VOC	Objection	Pending
17/371/OUT	Objection	Pending
Commons Act, s38	No Objection	Pending
17/593/FUL	No Objection	Pending
17/631/FUL	No Objection	Pending
17/666/FUL	No Objection	Approved
17/732/ADV	No Objection	Pending
17/738/FUL	Objection	Approved
17/760/LBC	No Objection	Pending
17/781/RES	No Objection	Pending
17/860/VOC	No Objection	Pending
17/834/FUL	Objection	Approved
17/847/FUL	No Objection	Approved
17/852/FUL	Objection	Pending
17/862/FUL	No Objection	Approved

17/866/OUT	Objection	Pending
17/868/FUL	No Objection	Approved
17/879/CLP	No Objection	Withdrawn
17/881/ADV	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 24th January 2018:-

17/849/FUL	Objection	Refused
17/872/ADV	Objection	Pending
17/916/RES	Objection	Pending
17/920/FUL	Objection	Pending
17/927/FUL	No Objection	Pending
17/945/FUL	No Objection	Pending
17/946/LBC	No Objection	Pending
17/966/LBC	No Objection	Pending

a) Minute 2676 – Review of Planning Application 17/664/CLP

Cllr. Flack reported that a reply had been received to the Council’s letter saying there was no planning requirement to improve the look of the sub-station. The Clerk was asked to write to SSE in an effort to persuade them to take action on its appearance.

b) Highway Issues

The Chairman also reported on a recent meeting that involved local highway officers. The discussions largely centred on a number of parking issues, including vehicles on grass verges.

2683 – PUBLIC PARTICIPATION

There were no speakers.

(Cllr. Nowak joined the meeting.)

2684 – NEIGHBOURHOOD PLAN

a) General Progress

Mr Matthews said the presubmission draft would be brought to the Management Committee on 7th March for approval, whence it would go to the Borough for review.

He then proceeded to go through the policies listed in the agenda paper. Particular attention was drawn to the Local Heritage Assets Schedule. Cllr. Draper said they had identified Lano’s Bridge and Nicodemus Knob as initial candidates, to which Cllr. Nowak added the shed on Brandy Row. These three were agreed.

With regard to transport Cllr. Wild raised the possibility of using taxis and hire cars. Mr Matthews said they had requested accessibility mapping to help identify where transport services were needed.

b) Brownfield Register

Mr Matthews drew attention to sites that the Borough had promoted to the brownfield register. **RESOLVED** – that the Council write to the Borough requesting Island car parks be passed to the Town Council in order that all be preserved as such.

2685 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 17/862/FUL – 44 Tillycombe Road – Erect porch and single-storey side extension (amended description)

Already considered.

b) 17/955/LBC – St. George’s Centre, Reforne – Replace doors and frame
NO OBJECTION

c) 17/950/VOC – Perryfield Works, Pennsylvania Road – Demolish existing buildings and erect sixty-six dwellings (Variation of condition 1 of planning permission WP/08/513/FULMAJ – Amendments to Block E1)

NO OBJECTION

d) 17/ 971/FUL – Hut 5, West Weares – Replacement of existing beach hut
OBJECTION, on the grounds that the scheme contravenes planning policies 2.6.1 and 3.1.3 and the emerging Portland Neighbourhood Plan by the proposed hut being higher and having a larger footprint than its predecessor

e) 17/991/FUL – 88 Croft Road – Erection of a single-storey rear extension

NO OBJECTION

f) 17/999/FUL – 6 St. George’s Estate Road – Erection of a single-storey rear extension and conversion of loft

NO OBJECTION

g) 17/1000/FUL – 42 Sandholes Close – Erection of a single-storey rear extension

NO OBJECTION

h) 17/1008/FUL – Site of Former Public Conveniences, Castletown – Retention of shop, training room and WC’s building “as built”

NO OBJECTION

i) 17/1014/FUL – The Little Ship, Victoria Square – External alterations to erect a small new slate roof pergola, rope and post fencing, a new patio area, a timber store to the rear, external showers with a glazed splash screen and new tarmac top coat and white lining to car park area

NO OBJECTION

j) 17/1015/LBC – The Little Ship, Victoria Square – External alterations to erect a small new slate roof pergola, rope and post fencing, a new patio area, a timber bin store to the rear and external showers with a glazed splash screen. Internal alterations to include: general flooring, lighting & decorations, a new back and front bar, opening up the existing fire and allowing for new surround, removing false suspended ceiling, hacking off existing plaster to expose stone walls, full refurbishment to gents and ladies toilets and alterations to first floor utility room to create an office

NO OBJECTION, subject to the comments of the listed buildings officer

k) 18/003/FUL – 78 Avalanche Road – Demolition of rear porch and outbuilding and erection of a single-storey rear extension

NO OBJECTION

l) 18/007/FUL – Admiralty Buildings, Castletown – Erect extension to museum

NO OBJECTION

m) 18/013/FUL – 14 Pauls Mead – Erect balcony to front of property

NO OBJECTION

n) 18/043/FUL – 6 Delhi Lane – Demolition of garage and erection of dwelling

NO OBJECTION

o) 18/055/FUL – Land south east of 14 Hamm Beach Road – Formation of new boat sales area and additional patio area with alterations to landscaped areas. Retain existing storage containers and add cedar clad temporary office building to accommodate existing dive business

OBJECTION, on the grounds of the intrusive appearance of the storage, which has already been granted permission for five years and is detrimental to a popular waterfront area and the loss of the landscaping amenity.

The Committee was concerned that alteration work was carried out on site as part of the project before planning permission had been debated.

p) 18/063/FUL – 3 Belle Vue Cottages – Loft conversion with dormer to rear and erection of porch to south east elevation

NO OBJECTION

q) 18/101/DOD – Land at Portland Port, Castletown – Demolition of Permanent building (number 228) located in the “Peat Bays” / “Balaclava Bay”

NO COMMENT

r) 18/042/RES – Land east of 151 Weston Street – Approval of reserved matter relating to access, appearance, layout, scale, levels and single-storey design of outline approval WP/15/619/OUT: Residential development (eight dwellings) (resubmission)

OBJECTION, on the grounds that the scheme is not in accordance with the Development Plan, erodes the important open gap beyond the development boundary and is out of character with the area

s) 18/100/VOC – 173 – 181 Brandy Row – Demolition of existing industrial accommodation and erect nine dwellings and one residential conversion of existing building, car parking and external works (variation of condition 2 of planning permission ref WP/368/FUL – amended plans)

OBJECTION, on the grounds that the building scheme is detrimental to the character and appearance of the surrounding conservation area and overdevelopment of the site

The Committee requested that the application be considered by the Borough's Planning Committee.

2686 – TREE APPLICATIONS

It was proposed by Cllr. Nowak and **RECOMMENDED** – that members be issued with a list of new planning applications, including those for trees, on a weekly basis.

2687 – HUT 45

(Cllr. Reynolds left the meeting during the agenda item.)

It was agreed the Council should write to the Borough Planning Officer about their situation concerning Hut 44, where a disabled person was unable to gain entrance through lack of a ramp.

The Committee noted public dissatisfaction with the review process involved in considering Hut 45 and it was suggested such people draw it to the attention of the local MP.

2688 – PLANNING CONTRAVENTION ISSUES

None were reported.

2689 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2690 – DATE OF NEXT MEETING

The Committee’s next meeting is scheduled to be held on Wednesday, 21st March 2018 in Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 9.35 pm.

Signed
(Chair)

Dated.....