

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 26TH JULY 2017 AT 7.00 PM

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

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group) and nine members of the public

2596 – APOLOGIES FOR ABSENCE

Apologies were received from Cllrs. Jim Draper, Chris Gover and David Thurston.

2597 – DECLARATIONS OF INTEREST

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

Cllr. Reynolds declared a non-pecuniary interest and Cllr. Wild a non-pecuniary interest in application 17/451/FUL – 50 Grove Road.

2598 – MINUTES OF THE MEETING HELD ON 29TH JUNE 2017

Minute 2591(f) should read, "... arouse widespread public concern."

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

2599 – 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
17/360/FUL	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 29th June 2017:-

17/291/FUL	No Objection	Pending
17/292/LBC	No Objection	Pending

17/462/OFF	Objection	Approved
17/372/FUL	Objection	Pending
17/419/FUL	No Objection	Pending
17/420/FUL	No Objection	Pending
17/501/FUL	Objection	Pending

a) Minute 2588 – 17/323/FUL: Underhill Junior School

Cllr. Grieve added that the architect would be submitting revised plans.

b) Minute 2588(a) – Removal of Public Payphones

Cllr. Lees said she had not yet pursued this.

2600 – PUBLIC PARTICIPATION

There was none at this point in the agenda.

2601 – NEIGHBOURHOOD PLAN

Mr Matthews said the responses to the Heritage and Character consultation had been few but detailed. For details of the responses he referred to his agenda paper and another by Paul Weston.

Aecom had carried out an initial review of the development sites. Mr Weston was preparing a housing policy to be brought to the Planning Committee in August.

It was now likely that a land trust meeting would take place instead of the scheduled September Management Committee meeting. Instead a Plan workshop would be held later in the month.

(Cllr. Nowak joined the meeting.)

2602 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 17/387/FUL – Land east of 25 Sweet Hill Road – Erect detached garage with workshop over

OBJECTION, on the grounds of overdevelopment and intrusion on neighbouring properties (ref. ENV 16)

b) 17/427/RES – Land opposite 130-165 Avalanche Road – Erect ten two-storey cottages and access road with relocation of remaining allotments to land at the rear of the site

OBJECTION, on the grounds of concern that the new allotments site remains contaminated and contains Japanese knotweed. The Committee requests that the developer provide an adequate allotments space instead. It also noted that this application is not in accordance with the provisions of the Development Plan.

c) 17/451/FUL – 50 Grove Road – Extension and alterations to building and change of use from A4 to form 8 residential units and erect detached garage block

OBJECTION, on the grounds of loss of amenity. The Committee was concerned that the highways officer had not been consulted.

d) 17/552/FUL – 125A Reforne – Erect side extension to dwelling

NO OBJECTION

e) 17/410/FUL – 154 Wakeham – Demolition of existing garage / stores and erect single-storey cottage with link to existing flats

NO OBJECTION, subject to the comments of the conservation officer

f) 17/421/FUL – All Saints Church, Straits – Installation of bollards across driveway

Cllrs. Atwell, Nowak and Wild declared non-pecuniary interests.

NO OBJECTION, subject to the emergency services having a key to the bollards

g) 17/485/FUL – Portland Marina, 6 Hamm Beach Road – Erection of boat workshop building with mast rack and formation of shot-blasting bay

NO OBJECTION

h) 17/501/FUL – Hut 45, access track to Fields 758 and 766 – 769, Portland Bill – Replacement beach hut (retrospective)

OBJECTION, on the grounds that:-

- 1) The new Hut 45 as built contravenes condition 2 of the Decision Notice for application 16/596/FUL in several respects, including:
 - a) it is higher
 - b) it is deeper
 - c) it is wider
 - d) the South East elevation has an upper window, whereas no window was approved
 - e) the double door in the South East elevation is not in the position indicated in the approved drawings
 - f) the upper window in the North West elevation is of a different design to that in the approved drawing
 - g) the lower window in the North West elevation is larger than that in the approved drawing
 - h) solar panels have been fitted to the roof.
- 2) The current Hut 45 may contravene condition 4 of the Decision Notice in that owners of neighbouring huts claim to have evidence that Hut 45 has been used for occupation at nighttime.
- 3) Hut 45 in its current form contravenes ENV1 of the adopted Local Plan in that it harms “the character, special qualities and natural beauty of the ... Heritage Coast, including its characteristic landscape quality and diversity ... and sense of tranquillity and remoteness.” ENV1 states that such developments “will not be permitted.” ENV1 also states that “development that significantly adversely affects the character or visual quality of the local landscape ... will not be permitted.” It is the Committee’s view that Hut 45 in its present form is such a development.

- 4) ENV1 further states that “development should be ... designed so that it does not detract from and, where reasonable, enhances the local landscape character.” Hut 45 as it stands contravenes this principle.
- 5) Further ENV1 states that “appropriate measures will be required to moderate the adverse effects of development on the landscape.” In objecting to this application the Committee believes it is taking such measures.
- 6) Hut 45 as it stands also contravenes ENV10, which states that “all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings.” The Committee is strongly of the opinion that the impact of Hut 45 on the character of its site and surroundings is negative.
- 7) The current design of Hut 45 goes completely against ENV12 which states that “the general design should be in harmony with the adjoining buildings and the area as a whole” and “the scale, mass ... should reflect the purpose for which the building is proposed.” Hut 45 does not blend in with the design of other beach huts in a number of respects and its scale and mass do not reflect those of a beach hut for daytime recreational use.
- 8) Hut 45 also contravenes ENV16 in that it has “an overbearing impact”, particularly on a neighbouring listed fisherman’s hut.
- 9) Section 13 of the application form has been answered incorrectly, because the site is an SSSI.
- 10) The design contravenes the letter and spirit of the Revised Supplementary Planning Guidance for Portland Beach Huts, especially section 3.3.2, which states “... **minor** extensions to Beach Huts in non-sensitive locations **might** be acceptable.” [emphasis added]

g) 17/537/FUL – Hut 11, Field 758, access track to Fields 758 and 766 – 769, Portland Bill – Erection of larger replacement beach hut

OBJECTION, on the grounds that it is a significant increase in size on the existing hut, whereas the Revised Supplementary Planning Guidance for Portland Beach Huts states at section 3.3.2, “...**minor** extensions to Beach Huts in non-sensitive locations **might** be acceptable.”

2603 – PLANNING CONTRAVENTION ISSUES

CHEYNE WEARES

RESOLVED – that L’n’O’s Bistro be asked to remove their bicycle from the site.

2604 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2605 – PLANNING MEETING VENUES

RESOLVED – that future meetings of the Committee be held at community halls on the Island.

2606 – ADDITIONAL ITEM

Cllr. Atwell raised several queries concerning hedge-trimming and highways that she had received from a resident. Members suggested possible solutions.

2607 – DATE OF NEXT MEETING

The Committee's next meeting is scheduled to be held on Wednesday, 23rd August 2017 at Easton Methodist Church Hall, Easton, starting at 7.00 pm.

The meeting ended at 9.40 pm.

Signed
(Chair)

Dated.....