

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT THE COUNCIL OFFICES, EASTON STREET ON WEDNESDAY, 22ND MARCH 2017 AT 7.00 PM

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

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

2549 – APOLOGIES FOR ABSENCE

Apologies were received from Cllr. C. Gover.

2550 – DECLARATIONS OF INTEREST

Cllr. Cocking declared a non-pecuniary interest in 17/228/TEL – Telecommunications Site, Albion Stone and Mr Matthews a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

2551 – MINUTES OF THE MEETING HELD ON 22ND FEBRUARY 2017

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

2552 – 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
16/142/FUL	Objection	Pending
16/216/FUL	Objection	Pending
16/501/VOC	Objection	Pending
16/783/FUL	Objection	Pending
16/882/FUL	No Objection	Approved
16/883/LBC	No Objection	Approved
16/879/FUL	No Objection	Approved
16/928/FUL	Objection	Pending
16/850/ADV	Objection	Approved
17/008/FUL	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 22nd February 2017:-

16/943/FUL	No Objection	Pending
16/944/FUL	No Objection	Pending
17/037/OFF	No Objection	Full planning permission required
17/084/CMR	No Objection	Withdrawn

17/044/FUL
17/058/FUL

Objection
No Objection

Pending
Pending

Minute 2544(b) – Planning Contravention: Old Scout Hut Site, Underhill
Cllr. Wild had been told an enquiry would be carried out into possible encroachment.

2553 – PUBLIC PARTICIPATION

There was none.

2554 – NEIGHBOURHOOD PLAN

Mr Matthews led members through his agenda paper regarding the Local Plan Review consultation on initial issues and options, and the supporting papers, A to C. It was agreed he should respond on the Council's behalf as to how the Local Plan vision for the Island accorded with that of the Neighbourhood Plan. This should include a point about the list of development sites having been agreed without first coming to the Town Council for discussion. Cllr. Nowak queried the accuracy of housing development on the Island being assessed at forty-five extra dwellings per year.

2555 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

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

a) 17/071/FUL – 4 Victoria Square – Boat house / fishing store to the rear of the property

NO OBJECTION

b) 17/076/RES – Land to the north of 54 New Street – Approval of reserved matters of access, appearance, layout and scale of outline application
WP/15/00497/OUT – Erect three bungalows

NO OBJECTION, subject to the following: The Planning Committee notes that the site has an abundance of Japanese knotweed growing. In this and all such cases there should be a method statement specifying how the knotweed would be dealt with. In addition all future owners of property on the site should be notified and provided with copies of the certificate confirming its eradication

c) 17/082/FUL – Tesco, Park Road – Change of use of nine parking spaces to hand car wash and valeting operation, including installation of an office and erection of a canopy

OBJECTION, on the grounds that the external materials specified for the building are not in keeping with the Island vernacular, but rather they should be in keeping with the adjacent Portland stone buildings. The Planning Committee also noted that potential pollution issues from car-washing chemicals should be considered.

d) 17/083/ADV – Tesco, Park Road – Erection of four fascia signs and six free-standing signs

OBJECTION, on the grounds that there are too many signs, they are too large and too obtrusive

e) 17/093/FUL – Land at rear of 1-3 Belle Vue Cottages – Conversion and change of use of existing garage / store to private dwelling
NO OBJECTION

f) 17/100/FUL – 61 Pound Piece – Erect attached garage to south side of dwelling
NO OBJECTION

g) 17/109/FUL – 9 Ventnor Road – Alterations and reinstate original bay window
NO OBJECTION, subject to the comments of the conservation officer regarding choice of materials

h) 17/127/SCH – 1 West Way, Southwell Business Park – Change of use from offices (B1) to registered nursery (D1)
NO OBJECTION, subject to a road safety assessment and comment from near-neighbours on the impact of the application

i) 17/017/RES – Redundant buildings at Broadcroft Quarry, Bumpers Lane – Approval of all reserved matters for outline approval WP/14/00330/FUL – Demolition of existing redundant industrial buildings and erect 71 no. residential dwellings including affordable housing
NO DECISION, as the Committee considered it had insufficient information before it to make a decision

j) 17/193/FUL – Portland Shellfish Building, 123 Balaclava Road, Portland Port – Erect portal-framed building
NO OBJECTION

k) 17/228/TEL – Telecommunications Site, Albion Stone, Easton Lane – Installation of 15m high monopole supporting 3 no. proposed antennae with top of antennae at 17m, installation of 2 no. dish antennae of 300mm dia, installation of 1 no. proposed equipment cabinet, installation of 1 no. proposed slim-line meter cabinet; plus ancillary works
NO OBJECTION (Cllr. Cocking did not vote)

2556 – PLANNING CONTRAVENTION ISSUES

Discontinuance of Advertising Hoardings

Cllr. Flack noted that the hoardings in Victoria Square had been removed, although the supports remained in place.

2557 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2558 – HIGHWAY ISSUES

a) Road Safety in Easton

Members noted the reply from the Police to the council's letter and agree to wait for a further response.

b) Pedestrian Crossing in Park Road

Mr Luther, the writer of the letter on the agenda provided further comment on the situation and the near-fatal accident that had occurred. It was agreed that the Council would write to Dorset Highways and Openreach to make them aware of the complaints received.

c) Western Relief Route (additional item)

The Committee considered the e-mails received from Weymouth Civic Society. It was proposed by Cllr. Wild that the Committee fully support the comments of the Civic Society on the Relief Road. This motion was **LOST**. However it was acknowledged that there was a need for a structured approach in the Neighbourhood Plan to access issues.

2559 – DATE OF NEXT MEETING

The Committee’s next meeting is scheduled to be held on Wednesday, 26th April 2017 at the Easton Methodist Church Hall, Easton, starting at 7.00 pm.

The meeting ended at 9.20 pm.

Signed
(Chair)

Dated.....