

## **PORTLAND TOWN COUNCIL**

### **PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD AT EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 25<sup>TH</sup> MAY 2016 AT 7.00 PM**

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

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

#### **2433 – APOLOGIES FOR ABSENCE**

Apologies were received from Cllr. Ms S. Lees

#### **2434 – DECLARATIONS OF INTEREST**

Cllr. Thurston declared a non-pecuniary interest in application 15/862/LBC – 70 Weston Road.

#### **2435 – MINUTES OF THE MEETING HELD ON 27<sup>TH</sup> APRIL 2016**

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

#### **2436 – PLANNING OFFICER'S REPORT AND OTHER MATTERS ARISING**

There was no report.

##### **a) Minute 2429 – Planning Contravention Issues**

Cllr. Wild said the Borough had responded to his concern about the black appearance to one of the walls of the IPACA Sports Hall. The view was that a dark grey material had been used, which did not constitute a breach of planning control.

##### **b) Minute 2431 – Highway Issues**

The Clerk reported that he had not had time to write in response to the issues raised because of conflicting work demands.

#### **2437 – NEIGHBOURHOOD PLAN**

Mr Matthews said they had been successful with the application for a core grant of £9,000 and half of that would be paid to the Council shortly. The technical grant was still under consideration.

#### **2438 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

a) 15/862/LBC – 70 Weston Road – Replacement timber windows

##### **NO OBJECTION**

Cllr. Thurston abstained.

b) 16/142/FUL – The Windmills housing site, Park Road – Erect 12 dwellings (in lieu of previously approved care home)

**OBJECTION**, on the grounds that this is a deviation from the previously approved scheme, which included a care home that met local need and expectations. Also this application does not conform with the evidence within the emerging Neighbourhood Plan.

c) 16/156/LBC – 167 Wakeham – Convert existing rear single-storey extension from study / breakfast room to be a bathroom / wc

**NO OBJECTION**

d) 16/168/FUL – Public Conveniences, Castletown – Resubmission of proposed scheme to form dive shop, teaching area and toilets  
This was considered at the last Committee meeting, (no objection).

e) 16/176/FUL – Perryfield Works Complex, Pennsylvania Road – Amendments to Plots 63, 64, 65 and 66 previously approved under planning reference 08/005513/FUL to change dormer windows on the front elevation with french doors and juliet balustrade (retrospective)

**NO OBJECTION**

f) 16/212/FUL – 107 Fortuneswell – Conversion of vacant former mixed retail and residential unit on ground floor into one self-contained flat, upgrading of existing flats on other floors and creation of balcony on existing flat roof at rear of first floor flat

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

g) 16/216/FUL – Land at New Ground – Erect tea room and visitor centre  
**OBJECTION**, on the grounds that the site is part of a SNCI, the visual impact of the scheme, it is not appropriate to an area of SSSI, is outside the development area and adversely affects the protection of an open space

h) 16/222/FUL – 82 Chiswell – Conversion and extension of existing dwelling to form two separate dwellings

**OBJECTION**, because of the flood risk to the single-storey dwelling in the scheme, as explained in the Environment Agency response

i) 16/230/FUL – Billy Winter's Bar Diner, Portland Beach Road – Retention and expansion of existing portacabin for continued use as beach diner

**NO OBJECTION**

j) 16/232/FUL – Hut 17, Field 765, access to Fields 737, 739, 760, 761 and 765, Portland Bill – Erect extension to beach hut

**OBJECTION**, on the grounds of overdevelopment and out of character with the neighbouring huts

k) 16/246/FUL – 154 Wakeham – Demolition of existing garages / stores and erection of extension to existing block of flats to create two additional flats

**NO OBJECTION**, subject to the comments of the conservation, highways and tree officers, and Dorset Wildlife Trust

l) 16/274/FUL – 18 Southwell – Extend existing dropped kerb

**NO OBJECTION**

m) 16/302/FUL – Hut 17, Field 737, access to Fields 737, 739, 760, 761 and 765, Portland Bill – Renewal of permission to site beach hut

**NO OBJECTION**, according to the agreed procedure

**2439 – PLANNING CONTRAVENTION ISSUES**

None were raised.

**2440 – CONSULTATION ON PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

There were none.

**2441 – CHANGES TO DISTRICT PLANNING PROCEDURES**

Members discussed the Partnership paper and identified the increase demands it would place on the Council in terms of both staff and IT resources.

It was proposed by Cllr. Nowak and **RESOLVED** – that the Borough be asked to provide fourteen i-pads for Town members or a corresponding financial contribution.

**2442 – DATE OF NEXT MEETING**

The Committee's next meeting is scheduled to be held on Wednesday, 22<sup>nd</sup> June 2016 at Easton Methodist Church Hall starting at 7.00 pm.

The meeting ended at 8.25 pm.

Signed .....  
(Chair)

Dated.....