

## PORTLAND TOWN COUNCIL

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19<sup>th</sup> September 2018

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in **PETER TRIM HALL, ST. GEORGE'S CENTRE, REFORNE** on **WEDNESDAY, 26<sup>TH</sup> SEPTEMBER 2018** commencing at **7.00 pm**, when the business set out below will be transacted.

It is the Council's intention that all meetings of the Council and its Committees be recorded aurally.

Yours faithfully

Wayne Lewin  
Interim Town Clerk

## **AGENDA**

- 1. Apologies for absence**
- 2. Declarations of interest**
- 3. Minutes of the meeting held on 22<sup>nd</sup> August 2018**
- 4. Matters arising since the last meeting**
- 5. Public participation**
- 6. Redevelopment of the Former Royal Manor College (RMC) site Easton update by Homes England**
- 7. Update on current planning applications**
- 8. New planning applications notified by Weymouth & Portland Borough Council**
- 9. Planning contravention issues**
- 10. Neighbourhood plan update**
- 11. Highway issues**
  - a. Request for crossing on Easton Street
  - b. Purchase of new grit bins
- 12. Date of next meeting**

The Committee's next meeting is scheduled to take place on Wednesday, 24<sup>th</sup> October 2018 at Peter Trim Hall, St. George's Centre, Reforne starting at 7.00 pm.

## PORTLAND TOWN COUNCIL

### PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY 22<sup>ND</sup> AUGUST 2018 AT 7.00 PM

**PRESENT:** Councillors Charlie Flack (Chairman), Jo Atwell, Rod Wild, David Thurston, Susan Cocking, Ray Nowak and Jim Draper.

**IN ATTENDANCE:** Andy Matthews (Neighbourhood Plan Working Group), and four members of the public.

#### **2749 – APOLOGIES FOR ABSENCE**

No apologies were received.

#### **2750 – DECLARATIONS OF INTEREST**

None were declared.

#### **2751 – MINUTES OF THE MEETING HELD ON 26<sup>TH</sup> JULY 2018**

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

#### **2752 – CHAIRMAN'S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING**

Cllr. Flack confirmed that a reply to 2744 regarding the Heights Hotel had been included in the minutes.

He also confirmed that a reply to 2745 had been received.

**The Committee were still not satisfied and requested that the Clerk speak to the Planning Inspector.**

It was also confirmed that a letter had been sent to DCC Highways regarding 2747a and 2747b whilst remedial action had been taken in respect of 2747c.

Cllr. Flack reported progress on the outstanding applications.

An account of the Portland Town Council's comment and current decision status can be found on Dorset For You / Planning / Portland.

#### **2753 – PUBLIC PARTICIPATION**

There were no comments from the public.

#### **2754 – NEIGHBOURHOOD PLAN**

Members received a verbal update from Mr Matthews in support of papers which had been emailed circulated the previous week.

Members noted that a fuller report for consideration would be submitted to the September 2018 meeting.

About the recent Regulation 14 Consultation Mr Matthews spoke specifically around those policy areas which needed further work.

Defined Development Boundaries – where our plan sought to protect areas of designated employment land which were away from existing settlements becoming subject to residential use.

Second Homes- where we were seeking options to retain a policy intent. Cllr. Draper felt that a voluntary policy option would not be effective, and it would be better to retain the existing policy which maybe struck out by the LPA or Examiner. Mr Matthews suggested in the light of new funding and the main basis to the brownfield supply being public sector that a policy which exerts peer pressure maybe a way forward.

It was agreed that the schedule of the comments received and actions to be taken would be made available on the Plan's website when it was considered this reflected the completed position. Meanwhile an interim report based on the details shown in Annex C would be made available

It was agreed that the September meeting would receive

An updated draft of the Plan with amendments highlighted.

A supporting report to inform decisions around those policies where there were still potential options.

An updated draft of the Strategic Environmental Assessment or an indication from AECOM of the likely amendments.

An outline draft of the Consultation Report.

These maybe circulated by email in advance to avoid printing costs with copies available via the website.

Members also noted a series of general questions received as part of the consultation and noted these would be referred to the Town Council.

## **2755 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

The advisory committee discussed 12 new planning applications.

A summary of resolutions is listed below.

A full list can be found at Annex A.

For further information please see Dorset For You / Planning / Portland.

Support	4
Object	4
No objections	1
Pre-approved	2

## **2756 – PLANNING CONTRAVENTION ISSUES**

Concerns continued to be raised with the approval of 18/357/FUL Hut 46, that the beach hut policy within the draft Neighbourhood Plan was not being adhered to.

**The Clerk was requested to write to the Head of Planning requesting why this was the case.**

**2757– HIGHWAY ISSUES**

It was brought to the attention of the committee of the large amount of weeds and debris in the gutters along Weston Road especially by the Weston Street junction.

**The Clerk would report this matter.**

**2758 – DATE OF NEXT MEETING**

The Committee’s next meeting is to be held on **Wednesday**, 26<sup>th</sup> September 2018 in Peter Trim Hall, Reforne starting at 7.00 pm.

The meeting ended at 8.45 pm

Signed..... (Chair)

**NEW PLANNING APPLICATIONS – 26<sup>th</sup> September 2018**

**Consultation Expiry Date**

WP/18/00587/COU	LAND SOUTH OF, SWEET HILL ROAD, PORTLAND	Temporary change of use of land to allow the existing mobile stables to be used for commercial equestrian use (Change of Use)	26-Sep-2018	
WP/18/00654/PRI	11A WESTON ROAD, PORTLAND, DT5 2DB	Change of use from Shop (Use Class A1) to Cafe (Use Class A3) (Prior Approval)	26-Sep-2018	<b>Received letter of objection</b>
WP/18/00607/OUT	LAND BETWEEN, 68-78 REAP LANE, PORTLAND	Erection of 3No. dwellings with associative parking (Outline)	30-Sep-2018	
WP/18/00615/FUL	LAND USED FOR BIN STORAGE, EAST WEARE ROAD, PORTLAND	Re-position & upgrade existing bin storage area and construct new bin storage area (Retrospective) (Full)	24-Sep-2018	<b>Extension Granted</b>
WP/18/00509/FUL	UNDERHILL COMMUNITY JUNIOR SCHOOL, KILLICKS HILL, PORTLAND, DT5 1JW	Changes to previously approved WP/17/00323/FUL - amend Plots 4-8 from single storey flats to two storey houses, amend Plot 17 to create 2no. two-bedroom houses and alterations to external hard landscaping to retain existing disabled ramp, stepped access and create additional car parking. (Full)	07-Oct-2018	<b>Original reply was Objection</b>
WP/18/00699/FUL	SITE Q OSPREY QUAY, HAMM BEACH ROAD, PORTLAND	Erection of Class A1 retail store, car parking, landscaping, servicing, revised access and associated works (Full)	29-Sep-2018	
WP/18/00639/FUL	115 FORTUNESWELL, PORTLAND, DT5 1LU	Alterations/demolition of existing skittle alley and formation of 3 no. mews dwelling houses (one bedroom maisonettes) (with variation of conditions 3, 5 & 7 of planning permission WP/11/00687/FUL) (Variation of condition)	14-Oct-2018	<b>Type in New Star Inn to see old applications</b>
WP/18/00649/FUL	46 MALLAMS, PORTLAND, DT5 1NJ	Erect balcony to existing roof dormer. (Full)	04-Oct-2018	