

PORTLAND TOWN COUNCIL

Council Offices
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6th December 2018

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in the **PORTLAND COMMUNITY VENUE, PORTLAND** on **THURSDAY, 13TH DECEMBER 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.

Please note change of day Thursday NOT Wednesday.

Yours faithfully

Karon McFarlane
Town Clerk

AGENDA

- 1. Apologies for absence**
- 2. Declarations of interest**
- 3. Minutes of the meeting held on 21st November 2018**
- 4. Matters arising since the last meeting**
- 5. Public participation**
- 6. Update on current planning applications**
- 7. New planning applications notified by**
 - a) Weymouth & Portland Borough Council – Annex A**
 - b) Dorset County Council**
- 8. Planning contravention issues**
- 9. Neighbourhood plan update**
 - a) Second Homes Policy**
- 10. Highway issues**
- 11. Date of next meeting**

The Committee's next meeting is scheduled to take place on Wednesday, 23rd January 2019 at Portland Community Venue, Three Yards Close, Portland starting at 7.00 pm.

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN EASTON METHODIST CHURCH HALL ON WEDNESDAY 21st NOVEMBER AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), David Thurston, Jim Draper, Rob Hughes, Rod Wild, Chris Gover, Jo Atwell.

IN ATTENDANCE: Andy Matthews (Neighbourhood Plan Working Group), one member of the public.

2779 – APOLOGIES FOR ABSENCE

Councillors Cocking and West.

2780 – DECLARATIONS OF INTEREST

There were none.

2781 – MINUTES OF THE MEETING HELD ON 24th OCTOBER 2018

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

2782 – CHAIRMAN'S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

Item 2776b - Enforcement issues regarding numbers 24 & 25 Castletown.

The Chairman reported that the planning enforcement officer has stated that planning is extinct and despite expansion is within permitted lines.

Item 2777a – Concerns regarding the bend on High Street.

The Community Highways Officer has been informed and he has responded stating that he will investigate and report back. No response has been received yet.

2783 – PUBLIC PARTICIPATION

There were no comments from the public. Mr Matthews will talk later in the meeting.

2784 – UPDATE ON CURRENT PLANNING APPLICATIONS

The Chairman provided an update on the current planning applications. For further information please see Dorset For You / Planning / Portland.

2785 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

The advisory committee discussed 7 new planning applications and a detailed list is held at Annex A.

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

2786 – TREE APPLICATIONS

The Chairman sought the Committees views on whether tree applications should be included on the list of planning applications for review. He pointed out that the Committee were not able to comment on these applications and further explained that as Planning meetings were only held once a month and, as tree planning applications were generally submitted and decided quickly by the Tree officer, the issue was decided before the next meeting was held.

The Chairman proposed that no comment be made on crown reductions and pollarding and in this case then the Clerk be given authority to respond on behalf of the Committee; if, however there any major works involved then the Planning application be brought to the attention of the Committee for discussion and comment.

2787 – PLANNING CONTRAVENTION ISSUES

Councillor Thurston brought it to the attention of the Committee that asbestos had been found at the Bumpers Lane building site and that building work had stopped until next year when a specialist firm is to be contracted to remove the waste.

2788 – NEIGHBOURHOOD PLAN

AM updated the committee on the latest position of the Neighbourhood Plan. Following discussion with the Local Planning Authority he advised that that he was awaiting final comments in regard to the latest draft of the Plan, he anticipated that these would be provided by the end of November 2018 as the Local Planning Authority have indicated that they wish to present a supportive position to the Plan and its intentions.

He confirmed that once the comments had been received then a report detailing the recommendations would be presented at the December 2018 meeting. He further highlighted that the December meeting would provide an opportunity for a specific discussion on the current second homes policy.

Following the December 2018 meeting a final draft plan for submission would be prepared for agreement in January, this would be submitted together with other required documents, two of which had been already circulated as working drafts for members' information.

Once submitted the next stage will be the Section 16 Consultation which will last six weeks and will be managed by the Local Planning Authority and followed by an Independent Examination.

The Chairman raised the issue of the 'incentive funding', which may become available to the Local Planning Authority upon a successful referendum. Mr Matthews undertook to investigate this further and determine whether it would be affected by the Local Government Review process.

2789 – HIGHWAY ISSUES

a. Councillor Atwell highlighted a potential safety issue with the scrap yard along Wide Street, she explained that the business appeared to be expanding and that the cars were now beginning to encroach on to the clearway.

The Chairman agreed that he would speak to the Community Highways Officer.

b. Councillor Wild requested that consideration be given to relaxing the clearway on one side of Easton Lane. To ease parking pressures, he proposed that the clearway be relaxed on one side of the road between 6pm and 7am. Andy Matthews suggested that a better solution would be to seek additional parking.

The Chairman proposed that:

- i. he approaches the Community Highways Officer regarding the relaxation of the clearway between 6pm and 7am and,
- ii. that the issue of additional parking be discussed at the next Planning meeting.

2790 – DATE OF NEXT MEETING

The Committee’s next meeting is to be held on **Thursday**, 13th December 2018 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 8.00 pm

Signed..... (Chair)

NEW PLANNING APPLICATIONS – 21st November 2018

			Consultation Expiry Date	
WP/18/00847/FUL	LAND ADJACENT TO 33, PARK ROAD, PORTLAND	Erection of 1 dwelling (Full)	21-Nov-2018	Object
WP/18/00823/CATR	70 WESTON ROAD, PORTLAND, DT5 2BZ	T1 Cordyline Australis - Remove (Conservation Area Tree Works)	12-Nov-2018	No objection 13-Nov-2018
WP/18/00854/CATR	3 FORTUNESWELL, PORTLAND, DT5 1LW	T1 Sycamore - Prune branches by 2 - 3m - clearance space from building (Conservation Area Tree Works)	11-Nov-2018	No objection 12-Nov-2018
WP/18/00831/LBC	PORTLAND BILL LIGHTHOUSE, PORTLAND BILL ROAD, PORTLAND	Modernisation of Portland Bill Lighthouse, including the re-location of the historic lens (Listed Building Consent)	09-Dec-2018	Support
WP/18/00874/NAG	LAND KNOWN AS HELENS FIELDS NORTH OF CULVER WELL, PORTLAND BILL ROAD, PORTLAND	Erection of extension to existing agricultural barn. (Agricultural Determination)		No Comment
WP/18/00883/FUL	PERRYFIELD WORKS COMPLEX, PENNSYLVANIA ROAD, PORTLAND	Erect 4 dwellings (amendments to dwellings (Block E1) previously approved under planning approval reference 08/00513/FULMAJ to replace dormer windows with French windows and Juliette balconies and insert roof lights) (Full)	28-Nov-2018	Support
WP/18/00885/ADV	LAND ADJACENT TO OSPREY QUAY AND, VICTORIA SQUARE, PORTLAND	Display of non-illuminated banner advertising sign (Advertisement)	05-Dec-2018	Support

Annex A

NEW PLANNING APPLICATIONS – 13th December 2018

Planning Reference	Address	Details	Consultation Expiry Date	Committee Decision
WP/18/00873/FUL	EUROTUBES UK, PARK ROAD, PORTLAND, DT5 2AD	Change of use & conversion from Light Industrial (B1 use) to 9no. dwellings (Use C3) (Full)	13-Dec-2018	
WP/18/00908/FUL	HUT 6, FIELD 762, ACCESS TO FIELDS 733 TO 735 AND 762 PORTLAND BILL, PORTLAND	Erection of beach hut (Retention) (Full)	13-Dec-2018	
WP/18/00893/CWC	5 SIDON MEWS, PORTLAND, DT5 1FG	Request for confirmation of compliance with all conditions of planning approval 09/00266/FULM (Compliance with conditions)	06-Dec-2018	We are not able to make a comment
WP/18/00886/CLP	35 PARK ROAD, PORTLAND, DT5 2AD	Compliance with commencement condition and continuation of the development approved under WP/14/00252/OUT and WP/14/01019/RES. (Certificate of Lawfulness (Proposed))	No date provided	We are not able to make a comment
WP/18/00922/FUL	22 NEW STREET, PORTLAND, DT5 1HH	Demolition of extensions. Erection of front and side extensions and rear patio. Alterations to windows and doors. Remove chimney stacks. Widen existing driveway access and additional internal alterations (Full)	23-Dec-2018	
WP/18/00925/FUL	4 REAP LANE, PORTLAND, DT5 2DW	Demolish of side store and erection of single storey side and rear extensions (Full)	22-Dec-2018	
WP/18/00942/CATR Tree	18 VENTNOR ROAD, PORTLAND, DT5 1JE	T1 Sycamore - Fell - outgrown location (Conservation Area Tree Works)	15-Dec-2018	Included for information – not a consultee
WP/18/00943/TPTR Tree	ODESSA, 60A WAKEHAM, PORTLAND, DT5 1HN	T6 Sycamore - Fell- causing structural damage to wall T7 Ash - Fell - Causing structural damage to wall (TPO tree works)	19-Dec-2018	Included for information – not a consultee
WP/18/00951/FUL	85 HARBOUR VIEW ROAD, PORTLAND, DT5 1EP	Erection of single storey extension (Full)	22-Dec-2018	
WP/18/00947/NMA	COVE HOLIDAY PARK, PENNSYLVANIA ROAD, PORTLAND, DT5 1HU	Amendment to planning approval WP/15/00800/FUL & WP/18/00129/NMA - Amendment to size of roof	22-Dec-2018	

		terrace, omit the chimneys and brise-soleils and increase number of PV panels from 3 to 9 (Non-Material Amendment)		
WP/18/00941/RES	30 WESTCLIFF ROAD, PORTLAND, DT5 2HP	Application for approval of reserved matters for access, appearance, landscaping, layout and scale of outline application reference WP/17/00645/OUT allowed under appeal reference APP/P1235/W/18/3193806 (Approval of Reserved Matters)	26-Dec-2018	
WP/18/00930/FUL	88 FORTUNESWELL, PORTLAND	Change of use of ground floor from hairdressing/beauty salon (Use Class A1) to residential (Use Class C3) (Full)	06-Jan-2019	
Dorset County Council Planning	Albion Stone PLC – Easton Street, Portland	Partial infilling of existing quarry void with natural stone, quarry and masonry works waste and change of use to open storage of Portland stone blocks.	14-Dec-2018	