

PORTLAND TOWN COUNCIL

Council Offices
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12th December 2019

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 **WEDNESDAY 18th DECEMBER 2019** 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

Karon McFarlane
Town Clerk

AGENDA

- 1. Apologies for absence**
- 2. Declarations of interest**
- 3. Minutes of the meeting held on 21st November 2019**
- 4. Chairman's Report, Minute update and matters arising since the last meeting**
 - a) Safety issues at the former Hardy Block, Castletown**

To discuss safety issues at Hardy Block, Castletown and potential for the Local Authority to pursue demolition of buildings (see Section 215 of the Town and Country Planning Act 1990)
- 5. Update on current planning applications**
- 6. Public participation**
- 7. Review of planning applications notified by Dorset Council – See Annex A to this Agenda**
- 8. Planning contravention issues – See Annex B to this agenda**
- 9. Neighbourhood plan update**
- 10. Highway issues**
 - a) Traffic calming proposal at Grove Corner – Please see Annex C to this agenda**

To approve the traffic calming proposal from Cllr Harpley
- 11. Date of next meeting**

The Committee's next meeting is scheduled to take place on Wednesday 22nd January 2020 at Portland Community Venue, Three Yards Close, Portland starting at 7.00 pm.

**Annex A to Planning Meeting Agenda
Dated 18 December, 2019**

NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNCIL

Planning Reference	Address	Details	Consultation Expiry Date	Comments
WP/19/00970/RES	Former Southwell Primary School, Sweethill Lane, Portland, DT5 2DT	Application for approval of reserved matters for appearance landscaping, layout and scale of outline approval WP/17/00866/OUT	27 th December 2019	
WP/19/00812/LBC	The Old School House, Reforne, Portland, DT5 2AN	Replace sash windows with slimlite double glazed units.	26 th December 2019	
WP/19/00896/FUL	4 Underhedge Gardens, Portland, DT5 2DX	Erect a single storey rear and roof extension.	23 rd December 2019	
WP/19/00912/FUL	21 Tobys Close, Weston, Portland, DT5 2LB	Erection of Dwelling	30 th December 2019	
WP/19/00919/OUT	Royal Manor Arts College, Weston Road, Portland, DT5 2DB	Demolition of existing buildings and erect up to 98.no dwellings (outline).	26 th December 2019	

PLANNING CONTRAVENTION ISSUES

Planning Reference	Address	Details	Comments
WP/ENF/19/00175	Portland Beach Crossfit, Ferrybridge Boatyard, Portland Beach Road, Portland	Unauthorised change of use from a marine related offices and showroom business to gym facilities.	The matter will now be investigated, and Dorset council will write to PTC again following their site inspection, to confirm the planning position and what action if any, the Local Planning Authority will be pursuing.
WP/ENF/19/00176	52 Easton Street, Portland, DT5 1BT	Alleged commencement of works prior to the granting of planning permission WP/19/00901/FUL	The matter will now be investigated, and Dorset council will write to PTC again following their site inspection, to confirm the planning position and what action if any, the Local Planning Authority will be pursuing.

Planning & Highways Advisory Committee

Thursday 12th December 2019

Cllr. Sara Harpley (Non - Pecuniary Interest)

Traffic Calming Proposal – Grove Corner Area

Background:

Noted by neighbours and my own experience, speeding appearing to occur north and south bound 30mph/40mph zone near bus stops. Extra wide road with junction causing unsafe and difficult crossing for bus stop users and local residents. Consultation with Dorset Council Highways and School Safety team. Portland Town Council agreed to £250 speed data survey via Dorset Council Highways. Speed data installed 14th October – 20th October.

Follow up meeting on Thursday 28th November chaired by Cllr. Sara Harpley, attended by Cllr. Charlie Flack (Portland Town Council), Dorset (Portland) Police, Alaric Little (Dorset Council Highways) and Rob Camp (Dorset Council School Safety team).

Outcome:

Data interpreted as 85% of vehicles speeding at point of sensor, and average speed (of speeding vehicles) = 36mph.

Area eligible for SID (southbound); but discounted on advice from Dorset Council plus would be community/PTC funded, not DC funded.

Discussed various possible options.

Proposal:

Write to Laura Russ (Transport Planning) at Dorset Council requesting a feasibility study for a Pedestrian Island and improved road markings. To enclose Speed Data evidence. Letter to be supported and endorsed by Portland Town Council, Portland's Dorset Councillors and Dorset Police on advice and guidance from Alaric Little and Rob Camp.

Cllr. Sara Harpley

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN THE PORTLAND COMMUNITY VENUE ON 21st NOVEMBER 2019 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Sara Harpley, David Thurston, Sandy West, Pete Roper, Jim Draper, Lesley Saunders, and Cathy Atkins.

IN ATTENDANCE: Andy Matthews (Neighbourhood Plan Working Group) and 1 member of the public

2884 – APOLOGIES FOR ABSENCE: Councillors Giovanna Lewis, Paul Kimber and Carralyn Parkes.

2885 – DECLARATIONS OF INTEREST

No Declarations of Interest were declared.

2886 – MINUTES OF THE MEETING HELD ON 23rd OCTOBER 2019

The minutes were formally agreed and signed as an accurate record of the meeting.

2887 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

a. Agenda Item 4a) – Confirmation of the date of future planning meetings

It was confirmed that the date of the next meeting would be Wednesday 18th December 2019 at 7pm.

b. Agenda Item 4b) – TRO’s on Portland

The Chairman reported that confirmation had been received from Dorset Council that double yellow lines are to be instated at Tillycombe, Station Road, and East Weares.

c. Minute Item 2882e – Zig zag lines on Three Yards Close

Cllr Saunders enquired as to whether there were any further developments regarding the request by Portland Town Council to instate zig zag lines on Three Yards Close. The Town Clerk reported that this action was sitting with the Assistant Town Clerk who was unable to attend the meeting.

Action on the Assistant Town Clerk to report back regarding the status of the request for zig zag lines on Three Yards Close at the next meeting.

d. Minute Item 2868a – Collection of speed data at Grove Corner

Cllr Harpley reported that the data had been collected and that she had arranged a meeting with the Police and Dorset Highways to review the data.

e. Minute Item 2862b – Public transport access to the new Lidl supermarket.

The Chairman reported that an email had been received from a resident of Wyke Regis requesting that the Route No.1 bus not be diverted to the new Lidl supermarket as it would add extra time to his journey.

The Chairman further reported that a consultation exercise was being carried out by First bus company and Dorset Council to ascertain whether there was a desire among the public for the route to be diverted.

2888 – 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.

2889 – NEIGHBOURHOOD PLAN (NP)

Mr Matthews provided an update on the Neighbourhood Plan, stating that Mary O'Rourke had been appointed as assessor for the Neighbourhood Plan. She had recently completed and assessment of Sutton Points' plan. Mr Matthews reported that he had received some comments on the NP but he had not yet published these so as not to prejudice the assessor. She would be visiting the Port area and was not to be approached. Once concluded Portland Town Council would receive a report from her. Her visit would determine some of the policy decisions.

2890 – PUBLIC PARTICIPATION

Mr Vincent requested whether the opening times of the toilets in Easton could be extended for the Sparkle.

The Town Clerk noted that this could be a problem for the contractor who cleans the toilets as it would be out of hours. Cllr Atkins pointed out that the toilets in the church halls will be open so it was felt that it was not necessary to open the toilets in the gardens. It was agreed that Portland Town Council would put up a notice on the toilets signposting people to use the facilities at both of the Easton churches.

Action on the Assistant Clerk to put up signs on the toilets in Easton Gardens for the Sparkle event on 13 December.

2891 - PLANNING APPLICATIONS NOTIFIED BY DORSET COUNCIL

The advisory committee discussed 11 new planning applications with a detailed list, including decisions made at this meeting, being held at **Annex A to these minutes.**

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

2892 – PLANNING CONTRAVENTION ISSUES

The Chairman reported that 3 notices of Contravention Issues had been received from Dorset Council. **Further details of these can be seen at Annex B to these minutes.**

2893 – HIGHWAY ISSUES

- a. The Chairman reported that an email had been received from a resident of Avalanche Road. The resident had reported problems with a neighbour who parks on double yellow lines outside his house, obscuring the view for the resident when he drives off his property. The resident had reported the issue to Dorset Highways but had been referred back to Portland Town Council.

The Chairman suggested that Portland Town Council bring this up with the Highways Officer as they were due to meet shortly.

Action on The Chairman to report the matter of the dangerously parked car to Dorset Highways.

- b. The Chairman reported that there had been reports of a caravan parked on a verge of grass outside Pound Piece. The Chairman had been informed that the owners had reported that they have permission to park there but was unsure as to who had granted this permission. It was believed that the land belonged to Dorset Council so the Chairman suggested that the matter be raised with Dorset Highways at the next meeting with Portland Town Council.

Action on The Chairman to report the matter of the caravan parked on the grass verge to Dorset Highways.

- c. Andy Matthews requested to speak under public participation. He had been notified that an objection had been raised to the planning application for 106 Weston Road by the Mineral Planning Authority due to the possible sterilisation of minerals. Mr Matthews suggested that Councillors take note of objection as it could set a precedence.

2894 – DATE OF NEXT MEETING

The Committee's next meeting is to be held on Wednesday 18th December 2019 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 8pm.

Signed..... (Chairman) Dated.....

**Annex A to Planning Meeting Agenda
Dated 21 November, 2019**

NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNCIL

Planning Reference	Address	Details	Consultation Expiry Date	Comments
WP/19/00810/FUL	62 MALLAMS, PORTLAND, DT5 1NJ	Erect link extension from house to garden outbuilding and form raised patio area	28 November, 2019	Portland Town Council object to this application as the proposed development would be harmful to a listed building and conservation area as expressed in the conservation officers' report.
WP/19/00811/LBC	62 MALLAMS, PORTLAND, DT5 1NJ	Remove part of block shed, erect link extension from house to garden outbuilding, replace upvc windows with wooden windows, relocation of bathroom, change window in existing extension to doors and form Juliet balcony	28 November, 2019	Having considered the planning application Portland Town Council support the conservation officers' reasons and object to the planning application on the same grounds. 3 comments from neighbours all objecting.
WP/19/00730/FUL	HUT 26, WEST WEARES, PORTLAND	Siting of beach hut (retrospective)	26 November, 2019	Portland Town Council support this application on the grounds that the footprint of the beach hut has not changed, and this is a re-application as per 5 years ago.
WP/19/00779/FUL	85 HARBOUR VIEW ROAD, PORTLAND, DT5 1EP	Erect balcony over existing single storey extension and erect external staircase	26 November, 2019	Portland Town Council are content to support this application on the grounds that it does not affect or impinge on the privacy of other dwellings.
WP/19/00793/FUL	LAND NORTH EAST OF 44 EAST WEARE ROAD, PORTLAND	Erection of a 2no dwellings, together with parking & associated works	26 November, 2019	Portland Town Council object to the planning application on the grounds of loss of green spaces and traffic issues. In the event that support is ultimately given, then Portland Town Council request that there at least be a caveat that the trees are re planted.

WP/19/00794/FUL	LAND AND GARAGES NORTH WEST OF, 105-107 EAST WEARE ROAD, PORTLAND	Demolition of existing garage block and erect 2no. detached dwellings with parking and associated works	26 November, 2019	Portland Town Council object on the grounds that, it will make an already congested road even more so, and there will be parking and highway safety issues, and loss of privacy to other houses.
WP/19/00820/COU	2 CLIFF WAY, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NH	Change of use from kennels and dog training to Class B1 (Business), B2 (General Industrial), B8 (Storage or Distribution) and yard	26 November, 2019	Portland Town Council support this application as it has no effect on surrounding amenities.
WP/19/00882/OBL	MARITIME HOUSE, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NA	Modification of planning obligations on Section 106 agreement dated 5th March 2014 of planning application WP/13/00101/FUL (appeal reference APP/P1235/A/13/2204886)	17 November	Portland Town Council do not feel qualified to comment on the legal document, so offer no comment on this planning application.
WP/19/00835/NOTP	Adjacent to 63 Harbour View Road, Portland	Notification of intention to remove 2 Phone boxes: Junction of Abbotsbury Road/Dennis Road and Location: VARIOUS SITES IN WEYMOUTH	29 November, 2019	Portland Town Council support this request as removal will have little impact on the amenities of the local residents.
WP/19/00728/ADV	LAND AT JUNCTION OF PENNSYLVANIA ROAD AND, CHURCH OPE ROAD, PORTLAND	Erection of an information station	7 December, 2019	Portland Town Council are happy to support this planning application on the grounds that it will encourage increased tourism and provide support for residents.
WP/19/00744/FUL	HUT 28, WEST WEARES, PORTLAND	Siting of beach hut (retrospective)	9 December, 2019	Portland Town Council support this application on the grounds that the footprint of the beach hut has not changed, and this is a re-application as per 5 years ago.

PLANNING CONTRAVENTION ISSUES

Planning Reference	Address	Details	Comments
WP/ENF/19/00167	Lidl Store, 2 Hamm Beach road, Portland, DT5 1DX	Erection of unauthorized illuminated advertisements areas to the north east elevation of the property without any relevant express or deemed consent being in place.	This matter will now be investigated, and Dorset Council shall write to PTC again following their site inspection, to confirm the planning position and what action if any, the Local Planning Authority will be pursuing.
WP/ENF/19/00169	50 Grove Road, Portland, DT5 1DA	Alleged unauthorised construction of two dwellings to the back of the property.	This matter will now be investigated, and Dorset Council shall write to PTC again following their site inspection, to confirm the planning position and what action if any, the Local Planning Authority will be pursuing.
WP/ENF/19/00085	4 Sea View, Portland, DT5 1AA	Alleged unauthorised development.	Now that this application has been submitted, they will undergo the Councils usual planning consultation procedure, and will thereafter be determined in accordance with normal practice and policy. During this period, which can take up to 8 weeks, no further enforcement action will be pursued.