

PORTLAND TOWN COUNCIL

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11th March, 2020

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 MARCH, 2020** 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 19th February, 2020**
- 4. Chairman's Report, Minute update and matters arising since the last meeting**
- 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**
- 9. Neighbourhood plan update**
- 10. Highway issues**
 - a) Proposal to seek installation of bollards at various locations around Weston Road**

To approve proposal by Cllr Lewis to request that Dorset Council install bollards at three sites around Weston Road to prevent parking on the verges, which is causing muddy patches – please see **Annex B to this agenda**
 - b) Notification of adoption of Moorfield Road, Portland**
- 11. Date of next meeting**

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

Annex A to Planning Meeting Agenda
Dated 11th March, 2020

NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNCIL

Planning Reference	Address	Details	Consultation Expiry Date	Comments
WP/19/00825/FUL	HUT 13, WEST WEARES, PORTLAND	Erect replacement beach hut	20 th March, 2020	Deferred from February meeting. Plans to be supplied in hard copy that can be read.
WP/20/00064/FUL	HUT 36, WEST WEARES, PORTLAND	Erect replacement beach hut	20 th March, 2020	
WP/20/00075/FUL	39A-39F WESTON STREET, PORTLAND, DT5 2DF	Construction of pre-fabricated bin stores & creation of new access in wall	20 th March, 2020	
WP/20/00087/FUL	25 CASTLETOWN, PORTLAND, DT5 1BD	Change of use from retail floorspace to garage/ancillary residential accommodation, replacement windows and door to front elevation, lowered flat roof and formation of patio with railings, new door and creation of proposed access	20 th March, 2020	
WP/19/00995/FUL	1E AVALANCHE ROAD, PORTLAND, DT5 2DJ	Extend existing drop kerb and widen driveway (part retrospective)	20 th March, 2020	
WP/20/00095/FUL	2 FURLANDS, PORTLAND, DT5 2LQ	Erect single storey rear extension	20 th March, 2020	
WP/20/00109/FUL	COMBENS, EASTON LANE, PORTLAND, DT5 1BW	Erect first floor extension to form showroom and office space	23 rd March, 2020	

WP/20/00110/FUL	COMBENS, EASTON LANE, PORTLAND, DT5 1BW	Erect store	26 th March, 2020	
WP/20/00091/LBC	48 WESTON STREET, PORTLAND, DT5 2DQ	Replacement front door (Listed Building Consent)	26 th March, 2020	
WP/20/00118/FUL	PLOT X1 & X2, MULBERRY AVENUE, PORTLAND	Erection of 2no. blocks of two storey business units comprising of 3no. Class B1 units and 6no. B1/B8 units with associated parking and landscaping	26 th March, 2020	
WP/20/00120/FUL	9 FORTUNESWELL, PORTLAND, DT5 1LP	Remove a section of boundary wall and erect new retaining wall to provide 2.no off road parking spaces (revised scheme)	26 th March, 2020	
WP/20/00129/FUL	16 SWEET HILL ROAD, PORTLAND, DT5 2DS	Conversion of garage to hobbies room	28 th March, 2020	
WP/20/00139/FUL	24 WESTON STREET, PORTLAND, DT5 2DQ	Conversion of garage to additional living accommodation and alter flat roof to pitch roof with rear dormer	30 th March, 2020	
WP/20/00149/FUL	154 WAKEHAM, PORTLAND, DT5 1HP	Conversion of existing garage to 1no. bungalow	2 nd April, 2020	

Annex B to Planning & Highways Advisory Committee Meeting Agenda – 18th March

Proposal to request work to remedy problems on grass verges around Weston.

Residents have asked that something is done about grass verges around Weston Road/Weston Street which are being turned into 'mud baths' due to cars parking on them. This is also causing problems as paths and lanes are becoming muddy too.

Dorset Council recently installed bollards on the grass space behind Eastville Cottages, Weston Road, which resolved a similar problem. I have contacted Dorset Council Highways, and they say they need Portland Town Council approval to proceed. They advised that, some time ago they had arranged with Cllr Garcia and Albion Stone to put install protective stones on the verges (set out below) but at that time did not have sufficient resource and time:

- Grass verge in front of Pound Piece/Weston Road
- Grass verge next to the football fields on Weston Street

Since discussion with Dorset Council Highways another resident has asked that something be done about similar problems at:

- Grass verge in front of 50-54 Weston Road

I would like to propose that Portland Town Council agree to ask Dorset Council Highways to take the necessary action to remedy these problems outlined at the 3 sites above. The cost of these will fall to Dorset Council.

I am seeking approval from the committee to proceed with the proposal outlined above.

Cllr Lewis (12.3.20)

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN THE PORTLAND COMMUNITY VENUE ON 19 FEBRUARY 2020 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Sandy West, Cathy Atkins, Paul Kimber, David Thurston, Giovanna Lewis, Bernard Parkes, and Pete Roper

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

2917 – APOLOGIES FOR ABSENCE – Councillors Sara Harpley, Carralyn Parkes, Jim Draper, and Sue Cocking (Mayor) – Please see minutes of the meeting of 22 May 2019, item 2048a for more information.

2918 – DECLARATIONS OF INTEREST

- a) Cllr Flack declared a non-pecuniary interest in planning application WP/20/00076/NOTP

2919 – MINUTES OF THE MEETING HELD ON 22ND JANUARY 2020

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

2920 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

- a) **Minute Item 2909, Safety issues at the former Hardy Block** – Cllr Saunders enquired whether a response had been received from Dorset Council regarding the safety issues at Hardy Block and the potential for compulsory demolition of the site. The Assistant Town Clerk reported that a response had yet to be received from Dorset Council but that she had spoken to the Police who had informed her that they were satisfied that Comer Homes had done all they could to secure the site.

Cllr Kimber stated that he thought that Portland Town Council should keep up the pressure on Dorset Council as much as possible.

Action on the Assistant Town Clerk to chase response from John Sellgren.

- b) **Minute Item 2915a, Update on zig zag lines outside the Portland Community Venue (PCV)** – The Assistant Town Clerk informed the committee that she had spoken to Allsorts who were happy to remove some of the railings instead of installing zig zag lines. The committee confirmed that they were happy to proceed with this action.

Action on the Assistant Town Clerk to contact Dorset Council to request that they remove three railings outside the PCV.

- c) **Minute Item 2915e, Redundant bus stops on Portland** – Cllr Saunders enquired whether there had been a response about the redundant bus stops on

Portland. The Assistant Town Clerk reported that none had yet been received but confirmed that she would chase this matter up.

Action on the Assistant Town Clerk to chase a response from Dorset Council regarding the redundant bus stops on Portland.

- d) **Minute Item 2915g, Abandoned Caravan on Castle Road** – The Chair reported that a 14 day notice had been served on the owner of the caravan requiring its removal before the notice period was up.
- e) **Planning Application at Gooseberry Field** – The Chair reported to the committee that an article had been published in the Dorset Echo on 14th February, 2020, stating that a developer has applied to the Secretary of State for Environment, Food and Rural Affairs for consent under Section 38 of the Commons Act 2006 to carry out restricted works on Gooseberry Field. The proposed works would be to extend existing access to serve 106 Weston Road. The area would encompass roughly 175m². A copy of the proposed works would be available at the Portland Town Council offices for inspection.

Cllr Thurston enquired who owned Gooseberry Field and the Chair confirmed that it was common land, owned by Crown Estates.

Cllr Thurston raised concerns that allowing access to the site could lead to future development.

Cllr Kimber voiced his concern at the loss of green space, especially as the site had been used for community events, such as the Gooseberry Fayre.

Cllr B Parkes questioned whether Portland Town Council could write to the Planning Inspectorate to oppose the proposed works.

Resolved: Action on the Assistant Town Clerk to write to the Planning Inspectorate on behalf of Portland Town Council Planning & Highways Advisory Committee to raise objections to the proposed work.

- f) **Agenda Item 4a – Update from Cllr Lewis regarding tree works at the former Royal Manor School site**

Cllr Lewis updated the committee on the current work to remove trees and scrub at the former Royal Manor School site. She reported that she had been shown around the site by a tree surgeon who said that the large conifers were not being taken down. Only the small trees around the site and a significant holm oak were being taken down. Sadly an ash tree had already been removed. Along the periphery, nothing was scheduled to be removed but some scrub was being cut back and broken branches were to be removed. Cllr Lewis noted that some of those working on site were open to speaking with Portland Town Council and that she had been given contact details of the security manager.

The Chair noted that there were some memorial trees planted in memory of previous pupils at the school. It had been resolved with Homes England that new trees would be planted in replacement in a memory garden.

2921 – 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.

In relation to application Ref. No: WP/19/00919/OUT – ROYAL MANOR ARTS COLLEGE, WESTON ROAD, PORTLAND, DT5 2DB, following an number of messages on Facebook, the Chair reported that had been in touch with Homes England and was working with them to organise a tour of the exterior of the site for previous pupils at the school. He had asked those interested to email Portland Town Council's Administrative Assistant at office@portlandtowncouncil.gov.uk.

2922 – PUBLIC PARTICIPATION

A resident commented on an application for work on Land East of 35 Park Road, which had already been decided. The resident raised concerns over emergency vehicle access. There was no space for fire engines to turn at the end where the houses were due to be placed. It is also a bridleway and walkway.

The Chair noted the resident's concerns and that it was the outline planning application for this site which had already been approved. The Chair suggested that the resident look out for the full planning application and speak again at the meeting when it came up.

Cllr Thurston recommended that the resident write directly to planning officers at Dorset Council and copy to Portland Town Council.

An Underhill resident wished to note the money spent on rebuilding Chesil bank. The resident questioned why, when the island is likely to be cut off by sea level rise, so much money was being spent.

Andy Matthews responded that the work was part of the Shoreline Management Plan, and that the Environment Agency were committed to holding the line (Portland side and Ferry Bridge side).

2923 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNCIL

The advisory committee discussed 9 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.

2924 – PLANNING CONTRAVENTION ISSUES

The Chair noted that the Rotary Club had erected a sign on the roundabout in Victoria Square but did not recall any planning permission.

Action on the Assistant Town Clerk to report the sign to planning enforcement.

2925 – NEIGHBOURHOOD PLAN (NP)

Mr Matthews reported that Portland Town Council have submitted their approval of the now examined NP to Dorset Council, noting Portland Town Council's disappointment regarding the removal of policies relating to second homes and Hardy Block.

Mr Matthews said that he was hopeful that there may be an opportunity for negotiations to be made regarding Hardy Block as the plan moved through the adoption process.

2926 – HIGHWAY ISSUES

- a) **Dangerous parking issues on Portland** – The Chair noted that Portland Town Council had received some reports of dangerous parking around Weston Road and Reap Lane.

2927 – REQUEST FOR EMERGENCY MOTION

The Chair noted that a request had been made to include an emergency motion regarding the anticipated proposal for the Powerfuel Portland scheme. However, the Chair was unable to accept the motion as Portland Town Council were required to make the meeting agenda public at least three clear working days before the meeting.

The Chair noted that Portland Town Council had contacted Dorset Council to enquire when an application might be expected. Dorset Council responded to say that they were currently in discussions with Powerfuel Portland regarding the scoping opinion to decide what should be included in the Environmental Impact Statement. However, they were unsure as to when a planning application may be submitted.

The Chair suggested that once a planning application has been submitted to Dorset Council for the scheme, Portland Town Council Planning & Highways Advisory Committee should hold an extraordinary meeting to discuss this application solely.

Cllr Lewis enquired whether Portland Town Council were able to request extra time to consider the application thoroughly.

Cllr Thurston stated that it was his understanding that the planning application for Powerfuel would not come before the committee for at least another three years.

Cllr Lewis enquired whether it would be possible to have that from an official source as this was a matter of interest for so many people on the island.

Cllr Thurston stated that he would look for the contact details of the person who gave him this information.

Mr Matthews noted that it could be that the outcome of the scoping exercise would give enough grounds for Powerfuel to proceed with the work anyway.

2928 – DATE OF NEXT MEETING

The Committee's next meeting is to be held on 18th March 2020 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 8.30pm.

Signed..... (Chairman)

NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNCIL

Planning Reference	Address	Details	Consultation Expiry Date	Comments
WP/19/00988/FUL	24 CASTLETOWN, PORTLAND, DT5 1BD	Conversion of former Public House with Managers accommodation into 6no. flats	20 th February	Portland Town Council support this application, subject to the comments of the conservation officer and environment agency, as the development would improve the appearance of the building.
WP/19/01006/VOC	THE WINDMILLS HOUSING SITE, PARK ROAD, PORTLAND	Outline application for residential development (approx 62 dwellings) (revised scheme) - Variation of conditions 4, 5 & 6 of Planning Approval WP/14/00591/OUT	22 nd February	The Portland Town Council Planning & Highways Advisory Committee noted that this application had already been decided (as of 20 th February, 2020), although the date for the deadline for comments was recorded as 22 nd February. We also wish to note that development is outside the Portland Neighbourhood Plan development boundary.
WP/20/00076/NOTP	1) Near Sealife Centre Lodmore C/Pk, PCO 1 Lodmoor Avenue, Weymouth; 2) Lodmoor Hill PC01 Dorchester Road, Weymouth; 3) Junction of Corporation Road PC01 Links Road, Weymouth; 4) Junction Tennyson Rd PC01 Cerne Villa Park Chickerell Road, Chickerell, Weymouth ; 5) Nr E L Sub Station PC01 Doncaster Road, Weymouth; 6) PC0 PC01 Wyke Road, Weymouth; 7) Forecourt of 34 PC01 Southwell Street, Portland;	Notification of intention to remove 8 telephone boxes	23 rd February	The Portland Town Council Planning & Highways Advisory Committee wished to note that a Southwell community group would like to purchase the telephone box at Southwell Street, Portland and place defibrillator there. CF suggested that PTC purchase from BT. CF proposed that we purchase. Committee agreed.

	8) O/s Waterside Holiday Park PC01 Bowleaze Coveway Weymouth.			
WP/19/00825/FUL	HUT 13, WEST WEARES, PORTLAND	Erect replacement beach hut	29 th February	Portland Town Council are unable to comment on this application. We request re-submission of plans that can be read.
WP/20/00019/FUL	1 CHEYNE CLOSE, PORTLAND, DT5 2JW	Removal of brick wall and erection of fence (retrospective)	2 nd March	Portland Town Council support this application as there will be no loss to local amenities. Portland Town Council note however, that there has been an increase in retrospective applications and wish to make our concerns known.
WP/20/00020/VOC	173 - 181 BRANDY ROW, PORTLAND, DT5 1AP	Demolition of existing industrial accommodation and erect 9 dwellings and 1 residential conversion of existing building, Car parking and external works (Amended scheme) (Variation of condition 2 of Appeal decision APP/P1235/W/15/3141855 - plans list (LPA ref: WP/15/00368/FUL) The	7 th March	Portland Town Council have been made aware of residents' concerns over structural matters, notably an underground storm drain / sewage pipe and the retaining wall as well as a risk of flooding. We also note that this is in a conservation area.
WP/20/00029/FUL	HUT 1, FIELD 731, PORTLAND	Erect replacement beach hut	7 th March	Portland Town Council support this application as there will be no loss to local amenities.
WP/20/00032/FUL	WEYMOUTH WATERSPORTS CENTRE, FERRYBRIDGE BOATYARD, PORTLAND BEACH ROAD, PORTLAND, WEYMOUTH, DT4 9JZ	Change of use of former boat yard building (sui generis) to watersports hire and fitness centre (D2). (Retrospective)	7 th March	Portland Town Council support this application as there is an improvement to the area and the business contributes to the local economy. Portland Town Council note however, that there has been an increase in retrospective applications and wish to make our concerns known.
WP/20/00044/FUL	LAND AT JUNCTION OF WIDE STREET AND NORTH OF, TRADECROFT, PORTLAND	Erection of 6 industrial Units (B2)	9 th March	Portland Town Council support this application as the development will be a benefit to the local economy. We welcome the addition of solar panels and EV charging points.