

PORTLAND TOWN COUNCIL

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13th March 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 20TH MARCH 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 20th February 2019**
- 4. Chairman's Report, Minute update and matters arising since the last meeting**
 - a) Update on the Minerals Liaison Meetings**
- 5. Update on current planning applications – See Annex A to this Agenda**
- 6. Public participation**
- 7. Planning contravention issues**
- 8. Neighbourhood plan update**
- 9. Highway issues**
 - a) Removal of double yellow lines outside of Ivybank House – the Grove.**
- 10. Date of next meeting**

The Committee's next meeting is scheduled to take place on 24th April 2019 at Portland Community Venue, Three Yards Close, Portland starting at 7.00 pm.

**Annex A to Planning Meeting Agenda
For meeting on 20th March 2019**

NEW PLANNING APPLICATIONS as at 13th March 2019

| Planning Reference | Address | Details | Consultation Expiry Date | Planning Committee Decision |
|---------------------------|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------------------------|
| WP/19/00133/FUL | LAND SOUTH WEST OF, 78-94 RIPCROFT, PORTLAND | Erection of 3 in no. terraced retirement bungalows | 02 April 2019 | |
| WP/18/00043/FUL – amended | 6 DELHI LANE, PORTLAND, DT5 1JB | Variation of condition 2 of planning permission | 02 April 2019 | No comment required. Included for information only. |
| WP/19/00138/FUL | 61 CHANNEL VIEW ROAD, PORTLAND, DORSET, DT5 2AZ | Erect single storey extension and form first floor accommodation. Erect detached double garage | 01 April 2019 | |
| WP/19/00119/FUL | 35 EASTON SQUARE, PORTLAND, DT5 1BU | Change of Use of Bank/Office building (A2) to Residential – 2 No Dwellings (C3) | 02 April 2019 | |
| WP/18/01043/FUL | YARD OFF WATERY LANE, PORTLAND | Change of use to storage of builder's materials (retrospective). | 06 April 2019 | |
| WP/19/00146/CATR | 79 REFORNE, PORTLAND, DT5 2AW | T1 Cherry – Fell | | No comment required. Included for information only. |
| WP/18/00662/FUL | LAND OFF OF VERNE COMMON ROAD & VENTNOR ROAD, PORTLAND. | AMENDED PLANS Develop existing vacant land by the demolition of existing dilapidated garage, formation of new vehicular access, erecting of 25 dwellings construction of a play area & associated landscaping improvements. | | Comment on this application is subject to advice currently being sought from the legal team. |

PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING
HELD IN THE PORTLAND COMMUNITY VENUE
ON WEDNESDAY 20TH FEBRUARY 2019 AT 7.00 PM**

PRESENT: Councillors Charlie Flack (Chairman), David Thurston, Jo Atwell, Jim Draper and Chris Gover

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

2814 – APOLOGIES FOR ABSENCE

Councillors Rod Wild, Sue Cocking and Rob Hughes

2815 – DECLARATIONS OF INTEREST

None were declared

2816 – DORSET COAST FORUM (DCF) – Presentation by Natalie Poulter on the Coastal Community Fund (CCF) and the Victoria Square Project.

Natalie Poulter provided a presentation on the work of the Dorset Coastal Forum and the grant money being sought to implement improvements to Portland Victoria Square – a full report is held at Annex A to these minutes.

2817 – MINUTES OF THE MEETING HELD ON 23RD JANUARY 2019

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

2818 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

- i. 2812 (a) – Traffic speeding past the Corner House at Wakeham. The Chairman advised that, to date there had been no response from the Community Highways Officer
- ii. 2812 (d) – The recovery truck parked at Westcliff.
The Chairman stated that he had received a response from the Traffic Commissioner advising that he could find no evidence of the Company holding a goods vehicle operator licence, and that by virtue of the work carried out by the operator a licence was probably not needed. Given this he had no jurisdiction to take any form of action against this Company. He suggested that contact be made with the local police or local authority parking service who may be able to consider regulatory action against the Company.

2819 – PUBLIC PARTICIPATION

There were no comments from the public. Mr Matthews will report later in the meeting regarding the Neighbourhood Plan.

2820 – 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.

2821 - PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

The advisory committee discussed 6 new planning applications with a detailed list, including decisions made at this meeting, being held at Annex B to these minutes.

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

2822 – PLANNING CONTRAVENTION ISSUES

- i. Mr Vincent raised the issue of 35 Easton Square, stating that although the application had been withdrawn (see Annex A to minutes dated 23rd January 2019) there appeared to be work still ongoing, and he sought to understand whether, as he had been informed, a new full planning application had been made.

The Chairman is to check with the enforcement officer to see if he can throw some light on the issue.

- ii. Cllr. Thurston raised the issue of temporary buildings being used to stable horses along Portland Bill Road. Whilst he understood from Cllr. Lees that as long as the building was on skids and was capable of being moved then it could be considered as a temporary building and did not require planning permission. He was concerned that the area was being used for more than the stabling of horses and that the site now housed chickens etc. To add to this there was evidence to suggest that the footpaths were being used by 4 x 4 vehicles to gain access to feed the horses. His concern was that the fragile footpaths were being damaged beyond repair.

The Chairman is to write to the Rights of Way Officer seeking his advice.

- iii. Cllr. Atwell has been informed that permission has been given to locate two shipping containers near the Windmills. In addition, she had also been led to believe that the owners had used razor wire to deter intruders. Whilst she was unable to verify the information herself, she was keen to understand whether anyone else had heard or seen this and was particularly concerned about the use of razor wire which she believed was illegal except in exceptional circumstances. Several Cllrs. mentioned that they were often in that area and would pay particular attention when next there.

2823 – NEIGHBOURHOOD PLAN (NP)

Mr Matthew's advised the Committee that the Town Council had formally approved submission of the NP at the Town Council meeting last week and as such he was currently awaiting the completion of the Habitats Regulation Assessment to complete this action. He also advised that ACom had confirmed they had been commissioned to complete the

work, with Mr Matthew's urging them to complete the work as quickly as possible in order that the plan could be submitted before the end of March 2019. Submission before this date would hopefully avoid potential further delays with the commencement of the new Unitary Council. He also stated that he understood that Natural England would also be required to comment on the report.

The stated that the new Unitary Council had committed to the completion of a new Local Plan, to cover the whole of its area, by 2023, and to support this had allocated dedicated resource. He added that as the NP had been constructed to be as strategic and forward looking as possible, it was hopeful that the new Local Planning Authority would consider it appropriate to be fully relevant within this updated framework.

Mr Matthews also advised the Committee that he had received a representation concerning the impact of horse numbers on the environment and after speaking to the Local Planning Authority they agreed that any such representation should be made under the Regulation 16 stage of the process.

2824 – HIGHWAY ISSUES

- i. The Chairman highlighted the fact that the work undertaken on patching up the road along Weston Street had not been terribly successful and was already breaking up. Cllr. Gover commented that the lorries were also making a mess and were clearly not washing their wheels.

The Chairman is to write to the Highways Officer and seek some advice.

- ii. Mr Vincent advised the meeting that the lights in Hambro Road car park were not working properly; some were flickering, and some were not working at all. He also mentioned that the lights in the toilet behind the Heights Hotel were on permanently even though the toilets were closed for the Winter.

The Chairman to report the issue to W&PBC Parking Services.

2825 – DATE OF NEXT MEETING

The Committee's next meeting is to be held on Wednesday, 20th March 2019 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 8.30 pm

Signed..... (Chairman)

Coastal Communities Fund Round 5 bid- 'Gateways to Business in Dorset' update

Presentation from Natalie Poulter, Dorset Coast Forum

An outline bid has been submitted for improvements to the public realm and highways within Victoria Square, as part of a portfolio bid of four projects also including works in Weymouth, Lyme Regis and Swanage. The bid is led by Dorset Coast Forum as lead of the Dorset Coastal Communities Team, working closely with Dorset County Council* (who would be the accountable body) and various local partners in each location including (for Portland) Portland Port, Public Health Dorset, Portland Community Partnership (Portland CCT and also representing local business), the Environment Agency and Weymouth and Portland Borough Council*. We would very much welcome and encourage Portland Town Council to become an active member of this group. The Victoria Square project proposal originated with PCP and has been worked up by the wider group to Stage 2 level. The scheme would be funded approximately 75% from CCF and 25% match funding from public and private sources.

Broadly, the proposed project comprises works to improve pedestrian and cycle safety through the site, providing a much-needed visual uplift of the public realm, improving traffic flow including access to the car park by the larger of the two roundabouts, and an opportunity to work with the businesses in the area to continue this visual uplift with the surrounding buildings, with the aim of improving the business backdrop in Victoria Square and more widely across the island as people will feel better able to stop and explore the area safely whether they arrive by car, on foot or by cycle. None of the proposed works require planning consent, although the Environment Agency are taking a keen interest in making sure flood waters are managed appropriately in any final scheme and we are working closely to ensure this.

At an early stage of development, there was reference to 'reducing traffic flow' through Victoria Square with a view to this improving pedestrian and cycle safety; we recognised very quickly that restricting traffic flow would not be appropriate and that it had generated concern locally. All such references and intentions have been removed completely from the final bid, and alternative options for improving safety have been explored with Dorset County Council and will continue to be explored as part of the community engagement process if the bid is successful.

It is important to note that there is not yet a proposed design for this scheme. The first phase of the project will be to engage directly with local businesses and residents to assess the needs and desires of the community for the space. This will then be worked up into a design which meets the brief set by the community and the Highways Authority (Dorset County Council*). The bid allows for the use of creative professionals to respond within this brief to the unique setting of Portland and reflect the island's unique 'sense of place', to ensure that it is celebrated, and not lost in a homogenous 'standard' scheme. This element will influence the 'look and feel' of the site, and it will be important to listen to the community to get this right.

The project partners recognise that Victoria Square is a vital access link on and off the island and regret that some disruption will be inevitable to achieve this project. All physical works will be programmed so as to minimise this, taking into account business, residential and visitor access needs and seasonal peaks in traffic to/from the port and the rest of Portland.

DCF will involve the Portland community in this project at all appropriate stages, and will be managing the communications elements throughout. Anyone wanting more information on this project is invited to contact Natalie Poulter on 01305 224323 or at dorset.coast@dorsetcc.gov.uk. We ask enquirers to understand that there is a limit to what can be shared until we hear the result of the application in April 2019.

*Throughout the application phase DCF has worked with the separate organisations Dorset County Council, Weymouth & Portland Borough Council, West Dorset District Council and Purbeck District Council. We have ensured there is a clear commitment that all funds and in-kind commitments pledged in the 'Gateways to Business in Dorset' bid by these key partners will be honoured by Dorset Council following Local Government Reorganisation in April 2019. The funders are aware of the LGR transformation process and have advised us that they have no concerns on this front.

PLANNING APPLICATIONS

| Planning Reference | Address | Details | Consultation Expiry Date | Planning Committee Decision |
|--------------------|--------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WP/18/00719/FUL | Hut 25, Church Ope Road, Portland | Replacement Beach Hut | 24 th March 2019 | Portland Town Council support this application on the grounds that the proposed new hut will provide an improved visual impact and make it more in keeping with other huts in the area. |
| WP/19/00083/FUL | 8 Wallend Close, Portland | Increase the height of the side wall and partial increase to the back wall. | 25 th March 2019 | Portland Town Council support this application on the grounds that it will have little visual impact and will not negatively impact loss of light or overshadowing to neighbouring properties. |
| WP/19/00047/FUL | Ivy's View, Avalanche Road, Portland | Erect single storey rear extension | 25 th March 2019 | Portland Town Council supports this application on the grounds that there is limited impact on amenity of neighbouring properties. |
| WP/19/00030/FUL | 10 Killicks Hill, Portland | Extend existing dormer window | 24 th March 2019 | Portland Town Council supports this application on the grounds that it has limited impact on the neighbouring properties. |
| WP/19/00057/FUL | 24 Sweethill Lane, Portland | Proposed extension to provide playroom and store | 24 th March 2019 | Portland Town Council supports this application on the grounds that the proposed design, appearance and materials are in keeping with the original structure and the local area. |
| WP/19/0013/FUL | 7A Castletown, Portland | Change of use from Shop (A1) to residential (C3) to provide one self-contained studio apartment | 24 th February 2019 | Portland Town Council support this application. It is acknowledged that it is the policy within the Neighbourhood Plan to retain commercial properties but understands that the applicant has tried for 18 months to sell the property (as a business) in an area that does not support commercial enterprise. |

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|------------------|-------------------------|----------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WP/18/01038/FUL | 67 New Street, Portland | Erection of two Chalet Bungalows | 20 th February 2019 | Portland Town Council object to the planning application on the grounds that it is policy within the Neighbourhood Plan that no development should take place outside of the development boundary. This application proposes development outside of that boundary. |
| WP/19/00088/CATR | 77 Reforne, Portland | T1- Sycamore - Fell | | No comment required. Included for information only. |