

# PORTLAND TOWN COUNCIL

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16<sup>th</sup> January, 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 22<sup>nd</sup> JANUARY, 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 18 December, 2019**
- 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) Update on zig zag lines outside Allsorts Nursery
  - b) Notification of Dorset Highways installation of bollards on the grassed area behind Eastville Cottages, Weston Road
  - c) Notification of request from Dorset Council Road Safety for information on incidents at Reap Lane roundabout
- 11. Date of next meeting**

The Committee's next meeting is scheduled to take place on Wednesday 19<sup>th</sup> February, 2020 at Portland Community Venue, Three Yards Close, Portland starting at 7.00 pm.

**Annex A to Planning Meeting Agenda**  
**Dated 15<sup>th</sup> January, 2020**

**NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNCIL**

Planning Reference	Address	Details	Consultation Expiry Date	Comments
WP/19/00901/FUL	52 EASTON STREET, PORTLAND, DT5 1BT	Conversion of property from office and maisonette to 1.no flat and 1.no maisonette	28 <sup>th</sup> January, 2020	Please see updated plan at Annex B
WP/19/00943/ADV	83 FORTUNESWELL, PORTLAND, DT5 1LY	Display of 1no. internally illuminated fascia sign & 1no. internally illuminated projecting sign	28 <sup>th</sup> January, 2020 (TBC)	
WP/19/00952/ADV	LIDL, 2 HAMM BEACH ROAD, PORTLAND, DT5 1DX	Display of 2no. Illuminated wall mounted bill boards and 1no. poster display unit	28 <sup>th</sup> January, 2020	

**PORTLAND TOWN COUNCIL**

**PLANNING & HIGHWAYS ADVISORY COMMITTEE  
MINUTES OF THE MEETING  
HELD IN THE PORTLAND COMMUNITY VENUE  
ON 18<sup>th</sup> DECEMBER, 2019 AT 7.00 PM**

**PRESENT:** Councillors Charlie Flack (Chairman), Giovanna Lewis, Paul Kimber, Carralyn Parkes, Berny Parkes, Pete Roper, Jim Draper, Sara Harpley, and Cathy Atkins.

**IN ATTENDANCE:** Andy Matthews (Neighbourhood Plan Working Group), Malcolm Curtis and Helen Walpole of Redtail Holdings, and 1 member of the public

**2895 – APOLOGIES FOR ABSENCE:** Councillors Lesley Saunders, David Thurston, Rob Hughes, and Sandy West.

**2896 – DECLARATIONS OF INTEREST**

Councillor Draper declared a non-pecuniary interest in application *WP/19/00970/RES, Former Southwell School*, as he is a member of the Community Land Trust.

**2897 – MINUTES OF THE MEETING HELD ON 23<sup>rd</sup> OCTOBER 2019**

Mr Matthews requested that Item 2889 be amended. This was approved and the minutes were formally agreed and signed as an accurate record of the meeting.

**2898 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING**

**a. Agenda Item 4a) – Safety issues at the former Hardy Block, Castletown**

The Chairman reported that Cllr Lewis had received an email from a resident who was concerned about safety issues and the visual impact of the now derelict former Hardy Block in Castletown. The email requested that Dorset Council pursue demolition of the building under Section 215 of the Town and Country Planning Act, 1990. The Chairman noted that the health and safety issues were well known about and the Town Clerk had been in touch with the Land Officer and Comer Homes on the matter.

Cllr C Parkes reported that she had also received a lot of emails from residents who were concerned about the structure. She suggested that Portland Town Council write to Dorset Council to encourage them to take action to either compulsorily purchase the building for social housing or pursue Comer Homes to demolish the building.

**Action on the Assistant Town Clerk to draft a letter to Dorset Council setting out the Committee’s comments.**

Cllr Lewis requested that the Assistant Clerk respond to the resident’s email stating the actions Portland Town Council would take.

**Action on the Assistant Town Clerk to respond to the resident’s email.**

**2899 – 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.

Cllr Kimber noted that, despite concerns regarding parking, Application 19/794/FUL, Land NW of 105 East Weare Road, had been approved by Dorset Council. He requested that Portland Town Council write to Dorset Council to ask how these concerns would be addressed.

**Action on the Assistant Town Clerk to write to Dorset Council to ask for further information on how the parking issues in the vicinity of the development would be addressed.**

## **2900 – PUBLIC PARTICIPATION**

Mr Vincent noted that on the evening of the recent Portland Christmas Sparkle event, the toilets in Easton Gardens were still open at 6.30pm. The Chairman noted that the contractor has a large area to cover to close toilets and the toilets on Portland were sometimes the last, which could explain why they were still open at this time. The Assistant Clerk thanked Mr Vincent for the observation.

Malcolm Curtis, the Managing Director of Redtail Holdings – the developer who had won the bid to develop the former Southwell School site – gave a brief presentation to the Committee giving an introduction to their company and detailing their plans for the development.

Mr Curtis noted that the new development outline consisted of 50 dwellings, of which 8 were to be flats. The units had also been moved away from the trees and the ecology issues present in the previous outline had now been resolved. Drainage and flooding issues had also been addressed. Mr Curtis gave details of the amendments, including the inclusion of a hedgehog highway, and bat and swallow boxes, among other changes.

He noted that electric vehicle charging points and fibre optics would be installed on every house. He also noted that Redtail Holdings had held discussions with the Community Land Trust regarding affordable housing. He pointed out that there would be 9 affordable dwellings, five of which would be 2 bed houses, two would be 3 bed houses, and two would be flats and these would be blended across the site rather than clustered as in the previous outline.

Cllr Kimber questioned what the provisions were to create environmentally sustainable homes.

Mr Curtis responded that he was not a fan of modern sustainable construction methods as it usually produced properties without character and did not represent the local area. He stated that this development would meet the current standards, each home would be given more insulation, be able to collect rainwater, and every home would have an electric vehicle charging point.

Cllr B Parkes along with Cllr Roper stated that they felt that solar panels, whether they are south facing or not, do work and questioned why they were not to be installed on every property.

Cllr Lewis also questioned why they could not be installed on south facing roofs and noted that if solar panels were not installed, this would be received poorly by Portland residents.

Addressing these points, Mr Curtis said that he had looked at the data and felt that solar panels would not be effective on these properties as many of the roofs were facing the wrong way installation would merely tick a box. However, he would take these comments away with him.

The Chairman thanked Mr Curtis for his comments.

**2901 - PLANNING APPLICATIONS NOTIFIED BY DORSET COUNCIL**

The advisory committee discussed 6 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.

**2902 – PLANNING CONTRAVENTION ISSUES**

The Chairman reported that 2 notices of Contravention Issues had been received from Dorset Council. **Further details of these can be seen at Annex B to these minutes.**

**2903 – NEIGHBOURHOOD PLAN (NP)**

Mr Matthews reported that correspondence between the Examiner and Portland Town Council had been published to the NP website. He noted that he expected a response would be received in early 2020.

The Chairman asked when a referendum on the plan should be expected.

Mr Matthews responded that that would be up to Dorset Council. This would be reported back to the Committee in due course.

**2904 – HIGHWAY ISSUES**

The Chairman noted that agenda item *10a) Traffic calming proposal at Grove Corner*, had been withdrawn as some new information had come to light and needed to be explored.

**2905 – DATE OF NEXT MEETING**

The Committee’s next meeting is to be held on Wednesday 22<sup>nd</sup> January, 2020 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 8.40pm.

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

**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/18/00662/FUL	LAND OFF OF VERNE COMMON ROAD & VENTNOR ROAD, PORTLAND	Develop existing vacant land by the demolition of existing dilapidated garage, formation of new vehicular access, erection of 25 dwellings, construction of a play area & associated landscaping improvements	23 <sup>rd</sup> December 2019	Portland Town Council object to this development as the area is outside defined development boundary and is on a sensitive site. There will also be loss to a green space which is extremely valuable on this estate. We would request that should the development be approved, there is consideration given to sustainable modifications to the design of each dwelling and that any trees that are taken down be replaced 2:1.
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 <sup>th</sup> December 2019	Portland Town Council support this application as there will be EV charging points and a high standard of finish. We welcome allocation of affordable housing. We ask Dorset Council to consider the installation of solar panels and highest standards of insulation in line with its Climate and Ecological Emergency declaration. There is a concern that, due to the high quality of finish, these dwellings may become second homes. Please see the relevant section of the draft Neighbourhood Plan Policy - Portland HS3. Portland Town Council ask that this be taken into consideration with regards to a Principle Residence Policy.  It was noted that Cllr Jim Draper made no comment as he is a member of the Community Land Trust.

WP/19/00812/LBC	The Old School House, Reforne, Portland, DT5 2AN	Replace sash windows with slimlite double glazed units.	26 <sup>th</sup> December 2019	Portland Town Council support this application as long as the new windows are designed to a high specification and are in keeping with the other buildings in the vicinity and subject to the comments of the Listed Building Officer.
WP/19/00896/FUL	4 Underhedge Gardens, Portland, DT5 2DX	Erect a single storey rear and roof extension.	23 <sup>rd</sup> December 2019	Portland Town Council support this application as there will be no loss of amenities to the local area.
WP/19/00912/FUL	21 Tobys Close, Weston, Portland, DT5 2LB	Erection of Dwelling	30 <sup>th</sup> December 2019	Portland Town Council support this application as there will be no loss to local amenities. We request that Dorset Council give consideration to the installation solar panels and high specification insulation.
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 <sup>th</sup> December 2019	Portland Town Council strongly object to this development due to the increase in number of dwellings compared to the previous outline, from 50 to 98. Also, the sports area would be developed, and the development would affect the setting of St George's Church. It would also bring more people to the area than the infrastructure can support and it is against Policy CR1 in the draft Neighbourhood Plan.

**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.