

PORTLAND TOWN COUNCIL

Council Offices
Three Yards Close
Fortuneswell
Portland
Dorset
DT5 1JN

Tel: 01305 821638
E-mail: office@portlandtowncouncil.gov.uk

18 September 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 25th SEPTEMBER 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 August 2019**
- 4. Chairman's Report, Minute update and matters arising since the last meeting**
 - a) Heritage sites on Portland**
 - b) Public transport access to and naming of new Lidl store**
 - c) Revocation of disabled parking bays**
 - d) Rights of way volunteers**
 - e) Overgrown trees at New Ground viewing area**
 - f) Land availability – call for sites**
- 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**
 - a) Castletown Lerret**
 - b) Urban garden at Wakeham**
 - c) Please see Annex B for further planning contravention issues as notified by Dorset Council**
- 9. Neighbourhood plan update**
- 10. Highway issues**
 - a) Grove Corner speed data**
 - b) Speed of traffic in Easton**
 - c) Road safety measures at Chesil Beach Road and Weston Road**
- 11. Date of next meeting**

The Committee's next meeting is scheduled to take place on 23rd October 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 THE PORTLAND COMMUNITY VENUE ON 21ST AUGUST 2019 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Sandy West, Sara Harpley, Cathy Atkins, Jim Draper, David Thurston, Giovanna Lewis, Carralyn Parkes, Bernard Parkes, and Pete Roper.

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

2848 – APOLOGIES FOR ABSENCE – Councillors Paul Kimber, Rob Hughes, and Sue Cocking (Mayor) – Please see minutes of the meeting of 22 May 2019, item 2048a for more information.

2849 – DECLARATIONS OF INTEREST

- a) Cllr Harpley declared a non-pecuniary interest in agenda item 4e, as she is a resident of the area around Grove Corner.

2850 – MINUTES OF THE MEETING HELD ON 20th MARCH 2019

The Chairman reported that there were some inaccuracies in the minutes of the previous meeting on 17th July 2019 under item 4842 – Public Participation. Please see page 3 of the minutes from this meeting for more details. The Committee supported the amended wording.

Further to the amendments, the minutes were formally agreed and signed as a correct record.

2851 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

Item 4a – Dangerous parking in Castletown. The Chairman confirmed that Portland Town Council had recently sent an email to Dorset Council Highways requesting that a Traffic Regulation Order be put in place to convert some of the parking spaces in Castletown, adjacent to Clarke’s Boatworks to disabled parking spaces. The Chairman reported that Portland Town Council are still awaiting a response.

Agenda Item 4c – Cyclist safety at the Masonic car park. The Chairman noted that there have not been any further reports of incidents. Cllr Draper confirmed that there was in fact, a *Slow, Children* sign in place, but it was not clear whether this had been put in place since the last meeting.

Agenda Item 4d – Abandoned vehicles in Easton Car Park. Cllr Draper confirmed that Dorset Council had placed a 14-day notice on the trailer. Action would be taken if the trailer was not removed after this time.

Agenda Item 4e – Grove Corner traffic calming scheme. Cllr Harpley would report later in the meeting.

Agenda Item 4f – Address for commercial land at Lerret Road. The Chairman noted that Portland Town Council had previously written to Dorset Council to request that it is consulted prior to street naming. He further reported that they had failed to do this. The land in question at Lerrett Road was to be named Victoria Park.

Portland Town Council are to write to Dorset Council to request that Portland Town Council are consulted on street naming.

Agenda Item 4g – Naming of the Lidl Supermarket. The Chairman noted that he had had reports that the Lidl supermarket, which was due to open shortly, was to be named *Lidl, Weymouth South*. The Chairman suggested that Portland Town Council writes to Lidl to strongly object to this name as the supermarket is in fact on Portland. The Chairman further noted that there were additional matters to be raised with Lidl regarding public transport access to the supermarket and this could be included in the letter.

Portland Town Council are to write to Lidl regarding naming and public transport access.

Agenda Item 4f – Heritage sites on Portland. Cllr C Parkes gave a report on her recent research on the heritage of Portland Underground Hospital. Please see the report attached to these minutes at **Annex A for further details**.

The Committee thanked Cllr C Parkes for her research.

The Chairman enquired whether Cllr C Parkes had been in contact with Steven George, the curator at the D-Day museum, who may be able to arrange access to the hospital.

Cllr C Parkes noted that for personal reasons she had not been able to dedicate any further time to do any more research. However, she noted her intention to do more work on the project when she has more time available in the coming months.

Cllr Draper moved a motion to include Portland Underground Hospital on the list of heritage sites on the island. The Committee supported this motion.

Portland Underground Hospital is to be included on the list of heritage sites on the island.

2852 – 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.

2853 – PUBLIC PARTICIPATION

Andy Matthews raised an issue with some of the lanes that run down the back of the houses in Underhill. One of the residents had extended the back wall of their house into the lane, restricting access. Andy Matthews queried whether this could pose a potential hazard should an emergency occur that required an escape route. The Chairman agreed that this required further investigation.

Andy Matthews is to present the address in question to the Committee for further investigation.

An Underhill resident wished to clarify whether the issue regarding the bus stop in Fortuneswell had been put to Full Council. The Chairman confirmed that the matter was on the agenda for the next Full Council on 18th September 2019 but due to the timing of the last Planning & Highways meeting on 17th July 2019, the deadline had passed for the previous Full Council meeting on 24st July 2019.

Andy Matthews will report later in the meeting regarding the Neighbourhood Plan.

2854 - 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 B to these minutes**.

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

2855 – PLANNING CONTRAVENTION ISSUES

The Committee discussed 4 planning contravention issues. Further details can be found in **Annex C to these minutes**.

2856 – NEIGHBOURHOOD PLAN (NP)

Andy Matthews confirmed that the Neighbourhood Plan had been submitted and the Regulation 16 consultation was now underway. The plan was available to be viewed in various locations and online until 9th October.

Andy Matthews proposed using the facilities at the Portland Town Council offices to produce some A5 flyers promoting the consultation and encouraging public engagement. The flyers would be taken around local shopping areas. He further proposed displaying the banners that had been previously produced, in various hotspots around the island to further promote the consultation.

Andy Matthews sought approval from the Committee to use council facilities to produce the flyers. This was agreed by the Committee.

2857 – HIGHWAY ISSUES

- a. Road safety at Grove Corner. Cllr Harpley gave an update on the matter of road safety and speeding cars at Grove Corner. She reported that she had had a meeting with Alaric Little of Dorset Council Highways, who had explained the history of the situation. Mr Little had informed Cllr Harpley that the last time the suggestion of traffic calming measure had been investigated at Grove Corner, the area scored 3.7, and the target for introducing measures was 4, meaning the area narrowly missed out. Mr Little suggested that the best way to proceed with applying for traffic calming measures in the area would be to first collect speed data. To do this, Portland Town Council would need to pay £250 for Dorset Highways to install the equipment, which would record traffic speed data for two weeks. Cllr Harpley wanted to seek approval from the Committee to request that Dorset Council install the equipment.

The Committee discussed the proposal. The Chairman raised the issue of school children walking down to the bus stop on the opposite side of the road, who had to cross this section of busy road every day.

Cllr Thurston raised an objection about Portland Town Council having to spend £250 in order to collect the data when this could come from other sources. Cllr Harpley stated that it would not be investigated by other sources unless Portland Town Council spends the money. Cllr Harpley further pointed out that although most of the criteria for introducing traffic calming measures was about data, lobbying Dorset Council also had weight.

The Chairman suggested that the money for the speed data collection could come from the Community Infrastructure Levy money as road safety was part of the criteria.

Cllr Harpley put the proposal of spending £250 to collect speed data at Grove Corner to the Committee and it was seconded by Cllr Draper on the grounds of protecting pedestrians and especially children crossing the road. The proposal was approved by the Committee. Cllr Thurston objected.

- b. The Chairman brought some road closures to the Committee's attention. Spring Gardens would be closed for water repairs until 23rd August. Also, Wide Street would be closed for 20 minutes on 3rd September for the Dumble Bimble road race.

2858 – DATE OF NEXT MEETING

The Committee's next meeting is to be held on 25th September 2019 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 8:30pm.

Signed..... (Chairman)

Former Royal Naval Underground Hospital, Castle Road, Castletown, Portland DT5 1AX.

A Brief History

The former Royal Naval Underground Hospital is located in the grounds of the former Royal Naval Hospital, now Portland Community Hospital.

As early as 1935, Portland Urban District Council (PUDC) were being asked to consider strategic defences in case of war, and there was close co-operation between the Council, the Admiralty, and the Government.¹ In 1937, PUDC sent a delegation to a conference on 'Air Raids Precautions'.² In 1938, the Air Raids Precautions Committee was established to identify areas for public shelters, including those to be situated on Admiralty land.³ Concurrent with these measures, the Admiralty began to plan passive defence measures, which included the Underground Hospital, in 1938.⁴

As war loomed closer, Portland's civilian power structures, and its Council were subordinated for civil defence purposes to the Admiralty, "...immediate steps will be taken to establish a separate group control for the Naval District of Portland. The newly established area would be under the control of the Naval Captain in charge at Portland for operational purposes.⁵ PUDC notes this in minutes as, "The Crisis". Weymouth and Portland were to be known as the 'Portland Naval Co-ordinated Area'.⁶

The consequences of this for the purpose of this report, is that all primary source documentation relating to the planning, construction and functioning of the Hospital are part of the Admiralty archive, held at The National Archives, Kew. This section of the archive is not digitised.

Approval for the Hospital was secured in 1939, with the work being carried out, 1939-1940.⁷ The Hospital was blast-proofed with a mound of earth, and was damaged in air raids in 1940, and 1942.⁸

Up to 1957, the operating theatre was equipped and functional. The Hospital was handed over to the NHS on 27/09/1957, and shortly after this, the operating table was dismantled and installed in Dorset County Hospital.⁹

¹ Portland Urban District Council Minutes, 15/05/1935, p37. Dorset History Centre, Location, DC PTD P/AD1/12

² Ibid, 14/04/1937, p251

³ Ibid, 20/04/1938, p372, 30/08/1938, p126.

⁴ Perry, R. (1997), *A history of the Royal Naval Hospital, Portland*, Artsmiths, UK, p6

⁵ Civil Defence Organisation in Dorset, 1936-1946, p4, 25/08/1939. Dorset History Centre, Location D1/LA/1

⁶ Portland Urban District Council Minutes, 30/08/1939

⁷ <https://www.portlandhistory.co.uk/royal-naval-hospital.html>

⁸ Perry, p6

⁹ Perry, pp9-12

Listing Details of Asset.

Description: Former Royal Naval Underground Hospital

Statutory Address: Castle Road, Castletown, Portland DT5 1AX.

County: Dorset

O.S. Grid Ref: SY68533 74031

Current Usage: Disused

Details

Former Royal Naval Underground Hospital, disused. Built 1939-1940 (?), interior materials not known. Exterior construction is a large earthwork mound, low exterior wall with drainage, Portland Cement main gate. Interior is accessed via large, locked gates leading to interior chamber and doorway. Interior is at present, inaccessible.

Listing Criteria of Asset.

- Rarity of the asset nationally, as a surviving example of an underground military hospital. Lack of site management could determine the archaeology is 'at risk'.
- Group value as part of Portland's extensive military architecture and its association with the existing former Royal Naval Hospital Buildings.
- Archaeological interest provides evidence of human activity during WWII, and Portland's military response to the demands of strategic defence planning prior to and during the war.
- Designed landscape interest demonstrated by the distinctive impact that the earthwork covering the hospital has, is of considerable importance to the local landscape, and the ecology of the hospital grounds.
- Social and communal value of the Hospital as a well-loved local landmark, is shored up with its strong social and historical resonances.
- Archival interest is lodged in National Archives, and is yet to be determined, but could be of considerable historical significance.

Cllr Carralyn Parkes, 18/08/2019.

Images.



Image 1. Former Royal Naval Underground Hospital



Image 2. Exterior Wall and Earthworks



Image 3. Main Gate



Image 4. Chamber Immediately Behind Main Gate.

NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNTY COUNCIL

Planning Reference	Address	Details	Consultation Expiry Date	Comments
WP/19/00462/FUL	46 SOUTHWELL, PORTLAND, DT5 2EF	Erect single storey rear extension and carry out alterations (demolish existing single storey rear extension).	23 August, 2019	Portland Town Council object to this application due to the effect of the proposal on the character and appearance of the surrounding area, the visual impact to neighbours, and the impact on daylight to neighbours. In addition, the neighbours already have a limited sense of openness and the development will be overbearing and intrusive.
WP/19/00309/FUL	9 EASTON STREET, PORTLAND, DT5 1BS	Erect 1.No Dwelling	30 August, 2019	Portland Town Council support this application subject to comments from the Conservation Officer
WP/19/00519/FUL	9 FORTUNESWELL, PORTLAND, DT5 1LP	Remove a section of boundary wall and create a new retaining wall to provide 3 no off road parking spaces and an improved shared vehicular access	23 August, 2019	Portland Town Council object to this application as it supports the comments from the Conservation and Highways officers.
WP/19/00631/DOM	9 FORTUNESWELL, PORTLAND, DT5 1LP	Erection of single storey extension (demolish existing); depth from wall 3.376m; max height 3.90m and height to eaves 2.60m	N/A	For information only - this is a larger home extension application which PTC are not required to comment on as it is not seeking planning permission. The applicant is enquiring whether this can be built under permitted development laws.
WP/19/00549/ADV	2 HAMM BEACH ROAD, PORTLAND, DT5 1DX	Installation of 3no. internally illuminated fascia signs	23 August, 2019	Portland Town Council support this application as the design does not intrude on the local area.
WP/19/00550/ADV	2 HAMM BEACH ROAD, PORTLAND, DT5 1DX	Display of 1no. internally illuminated flag pole sign	23 August, 2019	Portland Town Council support this application as the design does not intrude on the local area.

WP/19/00551/FUL	9 ALBERT VILLAS, PORTLAND, DT5 1AB	Erect single storey side extension and first floor extension to garage	31 August, 2019	Portland Town Council support this application subject to comments from the Conservation officer.
WP/19/00557/FUL	6 HIGHER LANE, PORTLAND, DT5 1AT	Installation of rear dormer (revised scheme)	23 August, 2019	Portland Town Council support this application subject to comments from the Conservation officer.
WP/19/00563/CLP	54 SANDHOLES CLOSE, PORTLAND, DT5 2LZ	Erect Single storey rear extension	N/A	For information only – Certificate of Lawfulness application.
WP/19/00564/FUL	54 SANDHOLES CLOSE, PORTLAND, DT5 2LZ	Erect Single storey detached annex	24 August, 2019	Portland Town Council support this application as the will be no loss of local amenities.
WP/19/00565/CLE	PORTLAND PORT, CASTLETOWN, PORTLAND, DT5 1PP	Construction of energy plant in accordance with planning approvals 09/00646/FULES and WP/13/00262/VOC	25 August, 2019	Portland Town Council made no comment on this application.
WP/19/00571/FUL	ROYAL BREAKWATER HOTEL, CASTLETOWN, PORTLAND, DT5 1BD	Conversion and extension of part of existing building to form a dwelling	23 August, 2019	Portland Town Council support this application and concur with the comments from the conservation officer.
WP/19/00572/LBC	ROYAL BREAKWATER HOTEL, CASTLETOWN, PORTLAND, DT5 1BD	Listed Building Consent Proposal: Internal and external alterations and extensions of part of existing building to facilitate the conversion to dwelling	23 August, 2019	Portland Town Council support this application and concur with the comments from the conservation officer.

PLANNING CONTRAVENTION ISSUES

Planning Reference	Address	Details	Comments
WP/ENF/19/00100	26 GREENWAYS, PORTLAND, DT5 2LE	Alleged unauthorised construction of a roof terrace on a shed.	This matter has now been investigated the unauthorised structure, that had been formed upon the shed flat roof, has now been removed. As a result this matter is now considered as being closed.
WP/ENF/19/00118	4 COASTGUARD COTTAGES, PORTLAND, DT5 1AE	Alleged unauthorised demolishing of a wall in a conservation area	Under investigation.
WP/ENF/19/00118	5 ALBERT VILLAS, PORTLAND, DT5 1AB	Alleged unauthorised demolishing of a wall in a conservation area	A site inspection has been carried out and a breach of planning control has been identified. As a result DC will be writing to the owners to consider submitting a retrospective application to regularise the situation. It must be emphasised that advising such an application be submitted in no way binds the Council as local planning authority, into making any particular decision on any future application.
WP/ENF/19/00119	UNIT P3 PUMA BUILDING, NAVIGATOR PARK, MERESIDE, PORTLAND, DT5 1FU	Alleged unauthorised change of use from industrial B1 to Retail A1	A site inspection has been carried out and a breach of planning control has been identified. As a result DC will be writing to the owners to consider submitting a retrospective application to regularise the situation. It must be emphasised that advising such an application be submitted in no way binds the Council as local planning authority, into making any particular decision on any future application.

NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNTY COUNCIL

Planning Reference	Address	Details	Consultation Expiry Date	Comments
WP/19/00606/VOC	50 GROVE ROAD, PORTLAND, DT5 1DA	Extension and alterations to building and change of use from A4 to form 8 residential units and erect detached garage block - Variation of Conditions 2 and 3 of planning approval WP/17/00451/FUL - to amend the approved drawings and materials to allow additional living space in second floor of property and alterations to roof of garage.	26 September, 2019	AMENDED PLANS/DOCUMENTS/DESCRIPTION
WP/19/00622/FUL	LAND AT PRIORY CORNER, PRIORY ROAD, PORTLAND	Erection of memorial to HMS Foylebank	27 September, 2019	
WP/19/00500/FUL	106 WESTON ROAD, PORTLAND, DT5 2BZ	Demolition of existing buildings and erection of new dwelling and garages	29 September, 2019	
WP/19/00604/VOC	LAND ADJACENT TO VICTORIA BUILDING, LERRET ROAD, PORTLAND	Erection of block of 5no. industrial units (Variation of condition 2 of planning approval WP/19/00197/FUL- Amended plans)	27 September, 2019	AMENDED PLANS/DOCUMENTS/DESCRIPTION
WP/19/00625/FUL	SUITE 1, SOUTH WAY BUSINESS CENTRE, THE SQUARE, SOUTHWELL BUSINESS PARK, PORTLAND	Change of use from B1 (Business Use) to 'Paws Explore' Dog Daycare (Sui Generis Use) (Retrospective)	27 September, 2019	
WP/19/00655/FUL	154 WAKEHAM, PORTLAND, DT5 1HP	Erection of garage (demolish existing) - Retrospective.	11 October, 2019	

PLANNING CONTRAVENTION ISSUES

Planning Reference	Address	Details	Comments
WP/ENF/19/00126	THE WINDMILLS HOUSING SITE, PARK ROAD, PORTLAND	Alleged non-compliance with condition 10 regarding working times as imposed by planning permission WP/14/00591/OUT	This matter will now be investigated by DC
WP/ENF/19/00057	62 MALLAMS, PORTLAND, DT5 1NJ	Alleged unauthorised works to a listed building, including internal works and works to a rear shed roof.	A site inspection has now been carried out confirmed that the development does not benefit from any relevant permitted development rights or any relevant planning permission. Therefore a breach of planning control has been identified. As a result, DC will be writing to the owners to consider submitting a retrospective application to regularise the situation. It must be emphasised that advising such an application be submitted in no way binds the Council as local planning authority, into making any particular decision on any future application.