

PORTLAND TOWN COUNCIL

Council Offices
Fortuneswell
PORTLAND
Dorset
DT5 1LW

20th August 2014

Tel: 01305 821638

E-mail: portlandtowncnci@btconnect.com

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in the **MEETING ROOM, C2000 HALL, STRAITS, PORTLAND**, on **WEDNESDAY, 27TH AUGUST 2014** 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

Ian Looker
Town Clerk

AGENDA

1. **Apologies for Absence**
2. **Declarations of Interest** – to receive any declarations from Councillors or Officers of pecuniary or non-pecuniary interests regarding matters to be considered at this meeting, together with a statement on the nature of those interests
3. **Minutes of the Meeting held on 23rd July 2014** (attached)
4. **Planning Officer's Report and Other Matters Arising** (see attached)
5. **Consultation on Planning Applications notified by Weymouth & Portland Borough Council**
Standard List of Planning Applications (attached)
6. **Planning Contravention Issues**
7. **Traffic Violations at Exit from Lerret Road into Castle Road** – to consider
8. **TV Aerials in Alma Road Conservation Area** – to consider
9. **Consultation on Planning Applications etc. notified by Dorset County Council**
10. **Highways Act 1980** – to take note of recent Orders
 - a) **Footpath 26**
 - b) **Bridleways 107 and 108**
11. **Neighbourhood Plan** – to receive an update on progress
- 11A. **Local Plan Revision** – to consider a response in the consultation (see attachments)
12. **Date of Next Meeting**
The Committee's next meeting is scheduled for Wednesday, 24th September 2014, commencing at 7.00 pm.

Neighbourhood Plan Working Group Report Update 8th August 2014

1) Current Consultation Phase and response levels

Community Survey

Currently there are 338 responses on the system and Bill has about 30-40 manual entries which will be put on. We have scheduled Saturday drop in sessions during August and the intention is to send out reminders using social media. Ideally if we can get near 500 responses that would be a reasonable target.

The level of Under 25 responses remains low.

A printed summary of the main responses is attached. We are currently looking at categorising the open question responses.

Business Survey

This remains fairly static at 29 responses. We are agreeing a target schedule with the Economic Development team to aim to bring this up to 50-60

Other Survey Information

As part of this phase of consultation it has been proposed that in addition to the surveys above the process should include

A formal notification to legal consultees and stakeholders seeking their comments and any proposals which are relevant.

A similar letter to community and voluntary organisations seeking their comments and any development proposals they may have.

A letter to land holders concerning any development proposals (but also see section below concerning Local Plan consultation which may impact on the extent that this is required).

2) Local Plan Consultation and Links to Neighbourhood Plan

The Planning Authority has issued a consultation concerning updates to the Local Plan and this is shown on the following page .

<https://www.dorsetforyou.com/localplanexamination/west/weymouth>

The summary report is attached. This includes an updated Strategic Housing Availability Assessment together with appendices . The SHLAAR includes Portland related data and a summary is also attached.

The relationship with this level of information can inform the development of the Neighbourhood Plan in particular

- the extent to which the NP needs to ask for further housing development sites
- information about sites which would automatically fail.

- a potential focus for the NP on tourism and employment sites and affordable housing exception sites.

A concern within the Local Plan review is the level of downgrading of employment numbers and also the decision at this stage that there is insufficient information about empty housing for this to be included in the SHLAAR assessment.

3) Gap Analysis Update

Area	Update
Natural Environment and Built Environment	
General reactions to the proposals to expand a Quarry Nature Park	The planning authority have advised due to other priorities that a formal consultation concerning the QNP proposals is unlikely to happen this year. As part of the stakeholder review formal requests will be sent to various relevant agencies
Portland Port intentions towards environmental areas and heritage assets within their land area	The Port included both environmental and heritage improvements within their LEP submission. It is understood a heritage assessment is being undertaken. Ensure written submission under consultation includes appropriate requests
The longer term intentions of a number of landowners	Letter to be submitted as part of consultation
The Local Nature Partnership's reaction to the Local Enterprise Partnership's strategies and policies, as they relate to Portland	Letter to be submitted as part of consultation
The true position on negotiations linked to agreeing a new Mineral Core Strategy	Southern Coastal Strip issue is current focus
People and Housing	
The views and intentions of housing associations	Letter to be submitted as part of consultation
The implications of conservation areas appraisals for the Underhill, Easton, Weston and the Grove	Niall has been making ongoing enquiries
How developers view Portland's housing market	Recent SHLAAR proposals may now impact
What is the local housing need?	Match determined need from evidence base against updated SHLAAR
Why is Portland's affordable percentage on new build at 25% when Weymouth's is at 35% when we have the lowest wages in the area?	To reflect potential viability of proposals
Social housing policies towards relocating people onto the Island and the allocation of housing to Portland residents	Further investigation
The partnership / ownership structure between Portland Stone Firms and Betterment Homes	Controlling position has been confirmed
What developers say about affordability and viability in the context of Portland	As above

Area	Update
Business and Employment	
What are the economic strategy and development plans in adjoining areas and their implications?	ED Team have conducted a review of adjacent LEP areas and growth areas implied to be funded
What are the views and aspirations of local businesses?	Business survey. Need to improve response levels
What are the training needs?	Business surveys. Need to improve response levels
Is there a hidden or localised under-employment problem?	Recognised issues with older age groups
How many jobs has Sailing Academy brought?	To be determined
How does Portland Port intend to integrate their development plans into the needs of the local community?	Depending on revenue streams some will come with requirement for community responses. Community survey covers certain areas.
To what extent the LEP attribute importance to this area as part of their overall strategy	LEP Growth bid largely unsuccessful. Representations being made around subsequent rounds
How do the quarry companies and landowners intend to integrate their development plans into the needs of the local community?	As part of process of writing to land holders
What are the implications of Dorset Wildlife Trust's long term view about Portland?	Linked to QNP review. Write formally to Local Natural Partnership
Roads and Transport	
Current condition of footpath network and any agreed improvements	
Accuracy of traffic flow information with anomalies in different sets of data	Jurassica feasibility study should include a transport review
Traffic-modelling against potential developments	As above – may need to conduct further studies however LTP3 is subject to a mid term review
Up-to-date travel to work distance patterns	
Viability of road network options	As above
Any car parking strategies coming from review	DCC review concluded a flexible approach which could be led by the NP
Community and Social Facilities	
The potential for community-led delivery and enterprise	Capacity building required various initiatives occurring
The suitability of existing buildings and potential of other buildings and sites	As part of written requests to community and voluntary organisations
The development plans of the local education institutions	Sixth form developments by IPACA. Weyco going through problematic patch. Other providers
Are facilities and services on Portland adequate for current and future needs?	Need to review against ageing demographic and active intervention strategies. Boroughs sports strategy. Community consultation
How well existing facilities and opportunities serve the needs of local people?	Formally writing to community groups.

Area	Update
What do young people think about existing facilities and what more do they want?	Formally write to community groups. More input into survey by U25s
What the service providers and carers think	Business survey and specific requests
Leisure and Recreation	
The views and ambitions of local sports clubs	Formally writing to community groups
What is the demand for sport and recreation facilities and activities	Community survey
Do local people want better local facilities or are they prepared to travel	Community survey
The voluntary and community sector's interest in developing and managing facilities	Capacity building
Are existing parks and gardens under threat as a result of the public expenditure cuts?	Still unclear as to position
Arts Culture and Tourism	
Portland Pride shop has closed – allegedly due to lack of LOCAL support – what does this tell us?	Capacity building
Weymouth and Portland's Tourism Strategy, how it relates to Portland (and West Dorset)	Update needed
The implications of the Local Nature Partnership's policy for Portland	Further enquiries needed. Linked to QNP development

4) Consultation on Proposed Changes to Neighbourhood Planning

As part of a technical review the Department of Communities and Local Government are seeking the views of those currently involved in Neighbourhood Planning about improvements to the system this can be found at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/339528/Technical_consultation_on_planning.pdf.

Further paper to follow around this.

5) Workshop proposals

For discussion

6) Management Group Meeting

The next schedule meeting is in September



We need your input. The Portland Neighbourhood Plan is about the future. See our website www.portlandplan.org.uk for more information or see where we will be on the calendar displayed at various communal information points.

If you can complete our online form at www.portlandplan.org.uk it would be very helpful. If not and you require space for additional comments please use the additional comments form. Please return this form to the location where you obtained it or to the following .Island Community Action Offices, Easton. Jacksons Café, Fortuneswell. Osprey Leisure Centre or Town Council Offices, Fortuneswell where large print copies are also available. Any queries please contact us at info@portlandplan.org.uk or via the Town Council 01305 821638

Q1. How do you rate the following local facilities and amenities where E is excellent, G is Good, A is Average, P is Poor, I is Inadequate and N Not relevant ?

Area	Tophill	Underhill
Convenience Shopping	G	P
Pre School Facilities	G/A NR54%	A N/R 56%
Schools	G/A NR42%	A N/R 49%
Training/Further Education	P NR37%	P/I N/R 39%
Youth Facilities	A/P NR28%	P N/R 32%
Parks and Play Areas	G/A	A/P
Environment Generally	G/A	A
Health Facilities	G/A	G/A

Area	Tophill	Underhill
Indoor Sports	P N/R 24%	A N/R 25%
Parking	A/P	P/I
Care Services and Facilities	A N/R 41%	A/P 44%
Community Safety	G/A	G/A
Social Facilities	A	A/P
Library Services	A	P/I N/R 22%
Public Transport	G	G

Q2 /3 How often do you use services and shops in.... ?

	Easton	Fortuneswell
Daily	22%	7%
Regularly but not everyday	44%	13%
Weekly	20%	8%
Monthly	6%	7%
Less than once a month	7%	31%
Never	1%	34%

Q4. Are there services or shops in other areas of Portland other than Easton or Fortuneswell that you use more regularly ?

49 Weston 151 No Total 239

Q5/6 How Could shopping and social areas be improved ?

	Easton	Fortuneswell
Wider Variety of Shops	64%	88%
More Cafes/Restaurants	25%	40%
Longer Opening Hours	23%	15%
More pedestrian friendly	22%	54%
Public Art Installations	23%	21%
More Off Street Parking	57%	65%
More Green and Planted Areas	35%	56%
Regular Outdoor Events/Activities	56%	39%

	Easton	Fortuneswell
More Evening Activities	42%	35%
Information Boards and Signs	32%	31%
More Commercial Offices	6%	8%
Additional Meeting Spaces	9%	15%
Additional Community Rooms	10%	16%
More Seating Areas	30%	35%
Free Wi Fi Zone	42%	34%
More visible Policing	44%	43%

About you work... If not currently working please still answer Q7 and Q10. Please help us by completing this information as it will help us in future planning.

Q7 What best describes your current work status ?

Employed Full Time	35%	Student	1%	Other (please specify)
Employed Part Time	12%	Volunteer - unpaid	4%	
Self Employed	13%	Home Carer	1%	
Unemployed Seeking Work	2%	Retired	30%	
Unemployed Unable to Work	3%			

Q8 If you are working where is your normal place of work?

Work from home	17%
Workplace on Portland	29%
Weymouth Town Centre	5%
Weymouth Area	28%
Dorchester	5%

Within West Dorset	3%
Elsewhere in Dorset	5%
Neighbouring Counties	3%
National	4%

Other (please specify)

Q9 Please indicate your normal methods of travel to work ?

Method	Main Method	Regular Alternative	Occasional Alternative
Car	84%	7%	9%
Bus	32%	14%	54%
Train	18%	32%	50%
Motorcycle	37%	50%	12%
Bicycle	23%	23%	55%
Walk	47%	25%	28%

Q10. About working locally tell us your preference

I work from home and wish to continue to do so	12%
I work off the Island but would prefer to work on Portland if the right job was available	26%
I already work locally and wish to continue to do so	31%
I work locally but may have to commute to advance my career	3%
I don't work at present but I want to work locally	6%
I don't work at present and I am not seeking work	22%

What type of employment opportunities should we be looking to attract to the Island ?

127 Comments

Q11 If working, what is your occupation category ?

Manager, Director, Senior Official	14%	Caring Leisure and other service occupations	14%
Professional	41%	Sales and Customer Service	4%
Associate Professional and Technical	6%	Process, Plant and Machine Operatives	2%
Administrative and Secretarial	11%	Quarrying, Mining and Forestry Work	1%
Skills Trades	9%	If Unsure please state job title here	

Q12 Do you agree or disagree on these important issues ?

	Agree	Disagree	No View
Wind,solar and wave farm developments are necessary and acceptable	73%	19%	7%
More retail developments on Portland are acceptable	72%	21%	6%
The motor vehicle should be less dominant on Portland	40%	42%	18%
We need to develop different transportation networks on Portland	66%	20%	13%
Underhill needs a relief road	65%	24%	11%
Portland must strive to grow internally to become a self supporting (sustainable) community	76%	16%	8%
We need more houses appropriate for the Island's current and future needs	27%	63%	9%
We need to encourage more business and commercial development	76%	16%	8%
We need additional off street parking facilities on Portland	79%	15%	6%
The footpath network on Portland is sufficient	59%	37%	4%

Other issues of importance to you 171 Comments

Q13 Please could we have your opinion on

	Agree	Disagree	No View
We need a recognised single Town Centre and focus on improving this	33%	56%	11%
We need to recognise individual shopping and amenity areas and develop all of these as local centres	80%	10%	10%
We need and equivalent mix of leisure facilities in Tophill and Underhill	79%	12%	10%
We need to encourage more national companies to come to the Island	61%	29%	10%
We need to further improve the frequency and scope of our bus services	49%	39%	12%
We need to recognise tourism and visitors as an important part of our economy	90%	7%	3%
Car Parking is an Issue on the Island	80%	14%	6%
We should encourage more cycling by improving the cycle network	64%	22%	14%
We should identify more bridleways on the Island	48%	30%	22%
Open areas should be protected and kept free from development	92%	5%	3%
We need to improve our parks and open spaces	85%	9%	6%
We must protect our old buildings and heritage	96%	2%	2%
We need to improve facilities for children	75%	9%	16%
We need to improve facilities for teenagers	80%	7%	13%
We need to have more further education opportunities on the Island	67%	18%	15%
We need to improve our community halls ad public venues	66%	18%	17%
We need more suitable and affordable housing for our older residents	60%	21%	20%
We need more affordable housing for local people	67%	23%	11%
We need to convert shops into homes	23%	59%	18%
There is concern about the number of second homes	62%	19%	19%
There are too many empty homes	56%	18%	26%
There are too many poor quality homes	50%	22%	28%

If you have any further comment in regard to the above issues please comment here 97 comments

Living on Portland Please Indicate

Q14 How long have you lived on Portland ?

Under a Year	5%	1-2 Years	6%	3-5 Years	11%	5-10 Years	13%	10-20 Years	15%	Over 20 Years	50%
--------------	----	-----------	----	-----------	-----	------------	-----	-------------	-----	---------------	-----

Q15 Would you like to stay on Portland ?

1- 3years	1%	4-10 Years	5%	10-20 Years	13%	Always	62%	I am uncertain	15%	I would like to leave	4%
-----------	----	------------	----	-------------	-----	--------	-----	----------------	-----	-----------------------	----

Q16 About your current home

This meets my/our needs	83%	I/We need a larger home	10%	I /We need a smaller home	6%	Not applicable as family member has completed a response	1%
-------------------------	-----	-------------------------	-----	---------------------------	----	--	----

Q17 What type of housing do you live in and given family circumstances what type do you need in the foreseeable future ?

	Currently	Forseeable Future		Currently	Forseeable Future
House 2 Bedrooms	19%	17%	Flat 1 Bedroom	2%	2%
House 3 Bedrooms	50%	34%	Flat 2 Bedroom	3%	5%
House 4 Bedrooms	19%	17%	Single Room in a shared house	1%	1%
Bungalow 2 Bedrooms	3%	17%	Other (specify)		
Bungalow 3 Bedrooms	2%	8%	Not applicable as response already completed	1%	

Q19 Is there anyone at home who needs their own accommodation? If no go to Q22

Yes	12	No	88
	%		%

Q20 In which location is the accommodation needed ?

On Portland	65%	Weymouth	13%	Dorset	10%	Regionally	4%	Nationally	8%
-------------	-----	----------	-----	--------	-----	------------	----	------------	----

Q21 If on Portland what type of accommodation is required ?

Social Housing	30%	Private Rental	27%	Shared Ownership	25%	Supported Elderly Care	15%	Supported Other Care	3%
----------------	-----	----------------	-----	------------------	-----	------------------------	-----	----------------------	----

Other (please specify)

Q22 How satisfied are you with your life on Portland ?

Very Satisfied	39%	Fairly Satisfied	34%	Content	22%	Fairly dissatisfied	4%	Very dissatisfied	1%
----------------	-----	------------------	-----	---------	-----	---------------------	----	-------------------	----

Q23 What if anything would you like to see more of on Portland ?

216 Comments

Q24 Do you have any general comments not covered elsewhere in this survey ?

132 Comments

If you wish to be entered into a free prize draw please tell us a little more about yourself and where you live. This will also help us analyse the results of this questionnaire

Q25 About You

Your Postcode	
Your house number	

Q26 Your Age

Under 16	> 1 %	16-25	> 1 %	25-44	22 %	45-64	52 %	65-79	23 %	80+	>1 %
----------	-------	-------	-------	-------	------	-------	------	-------	------	-----	------

Q27. If you would like to be kept informed about the neighbourhood plan process, please give us your email

183 Responses

Thank you for taking the time to complete this questionnaire, your views and ideas are much appreciated.

Please return this form to the location where you obtained it or to the following

Island Community Action Offices, Easton. Jacksons Café, Fortuneswell. Town Council Offices, Fortuneswell, Osprey Leisure Centre, Castletown

Further Proposed Changes to West Dorset, Weymouth & Portland Local Plan: 31 July 2014

The majority affect Chapter 3 (Sustainable Pattern of Development) only

Ref no	Section of Plan	Proposed Change	Reason for Change
FPC1	Policy SUS1 and related text, including box after para 3.1.3 ('Strategic Approach') – first paragraph	Amend housing requirement to 775 per annum across the plan area, and update accompanying text to explain reasons.	An independent review of the objectively assessed housing needs for the plan area has been undertaken. This recommends an increase in the rate of housing development in the plan area, in order to allow for potential increase in economic in-migration. Full details are in the report published alongside this consultation document at (<i>link to be inserted</i>)
FPC2	Policy SUS 1 and related text, including table after para 3.2.8 (Delivering Growth), table after para 3.3.2, and summary table 3.1	Amend so that plan commits to meeting a single housing land requirement across whole plan area, rather than having separate targets for each district	In keeping with the National Planning Policy Framework which states that objectively assessed housing needs must be met across Housing Market Areas. This provides a greater flexibility for meeting the need across the area, and allows development to be focused currently at the largest town of Weymouth, where economic regeneration is a particular priority.
FPC3	Para 3.2.3	Revise text on target for new jobs (16,100) to indicate that more recent evidence suggests that a more modest growth, with an increase in the resident labour force of around 2,300, is more likely.	The target figure of 16,100 was based on previous economic forecasting that took an optimistic view of economic conditions, and is based on earlier housing numbers. The further work undertaken on the relationship between housing and jobs during the review of housing needs suggests that a figure of 2,300 is more likely to be what might be achieved, bearing in mind that there has been a decline in jobs in the area over the last few years.
FPC4	Policy SUS 1, Table 3.1 and related text	Amend plan period to 2011-2028	In order to meet the revised level of need across the original plan period to 2031 it will be necessary to identify additional development sites. It is proposed that this will

Ref no	Section of Plan	Proposed Change	Reason for Change
			be achieved through the next review of the plan, so as to allow sufficient time for further public consultation on the options, whilst at the same time avoiding further delay in bringing the currently proposed sites forward. The National Planning Policy Framework indicates that plans must have sites identified for the development needed in the first ten years, and ideally for fifteen years. This indicates that ten years' supply post-adoption is acceptable, and the plan includes sufficient land supply to meet the new target figures over a thirteen year period from adoption.
FPC5	Table following para 3.3.2; summary Table 3.1; consequential changes to Table 3.2 and Fig 1.	Revise detail of housing land supply, to demonstrate the total supply of 14,040 dwellings, comprising 1,504 completions; 4,042 permissions; 3,757 from sites allocated in this plan; 3,350 from larger identified sites in the built-up areas; 892 from minor identified sites in the built-up areas; 170 from rural exception sites; 127 from rural conversions and 198 from neighbourhood plans. Consequential changes will need to be made to the phasing shown in Table 3.2, and the trajectory diagrams in Figure 1.	To reflect the additional work carried out on evidence of housing land supply, including updating it to a 2014 base date
FPC6	Table following para 3.3.2, and summary Table 3.1	Include a new section demonstrating the five year land supply of 5,621 (2,752 from permissions; 1,287 from allocations deliverable in the five years; 1,334 from larger identified sites in the built-up areas; 162 from minor identified sites in the built-up areas; 63 from rural exception sites; and 23 from rural conversions) against the requirement of 5,471 (3,875 five year requirement, plus 20% buffer of 775, plus shortfall of 821 from previous years).	To demonstrate that the plan has a five year land supply from the time of adoption

Ref no	Section of Plan	Proposed Change	Reason for Change
FPC7	Table 3.2 (plus consequential amendments to text of development allocation policies in later chapters)	<p>Amend the indicative figures for the following allocations in Table 3.2:</p> <ul style="list-style-type: none"> BRID5 (St Michaels) to 93, not 105 DOR6 (Brewery site) to 521 not 560 PORT2 (Osprey Quay) to 69 not 35 WEY12 (Wey Valley) to 320 not 400 WEY1 (Weymouth Town Centre) to 600+, not 400 <p>Update references to indicative figures and phasing of individual development allocations, within the site-specific chapters of the plan, in line with the above figures and phasing over the revised plan period.</p>	To update the indicative figures for remaining supply and phasing on these sites, in line with the latest revised SHLAA work.
FPC8	Section 3.3: paras 3.3.1-3.3.12	<p>Revise structure of this section on the need for new housing and employment land allocations, from the current order</p> <ul style="list-style-type: none"> • existing supply and unmet demand; • the approach to distributing unmet need; • strategic allocations and phasing <p>to an alternative:</p> <ul style="list-style-type: none"> • Background – the distribution of development; • employment land supply; • housing land supply; • five year housing land supply; • strategic land allocations and phasing 	<p>To simplify the explanation of development land supply, setting out and then explaining what is proposed in the plan, rather than going through the process of identifying ‘existing’ supply and the ‘unmet demand’ to be met by allocations.</p> <p>NB Details of this revised structure are shown in the draft revised text for the first half of chapter 3, which accompanies this list of changes.</p>

Local Plan Review – Strategic Housing Land Availability Assessment

Composite Summary – Housing (Portland extracts)

See start of each appendix which sets out rationale for calculations

Appendix	Table	Area	Units indicated		
A	A.3	Planning Permissions with consent at 1 April 2014	601		
B	B.1	Local Plan Allocations (without permission)	30		
C	C.2	Sites with Development Potential (within defined development boundaries)	1-5 yrs 6-10yrs 11-15 yrs		
		Tophill East	88	3	23
		Tophill West	12	24	0
		Underhill	40	55	0
		Totals	140	82	23
D		Minor Sites with Development Potential	No specific references		
E		Rural Affordable Sites	30		
F		Maps of sites with development potential			
G		Rural Conversions	None		
H		Estimated Yield from Neighbourhood Plan	30		
I	Pages 26-30	Sites assessed as having no development potential	Site listing with rationales		

- - -

Re Use of Empty Properties

The review concludes there is currently insufficient data to include an estimate from this area.
