

PORTLAND TOWN COUNCIL

Council Offices
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17th April 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 24th APRIL 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 March 2019**
- 4. Chairman's Report, Minute update and matters arising since the last meeting**
- 5. Update on current planning applications**
- 6. Review of planning applications notified by Dorset Council – See Annex A to this Agenda**
- 7. Public participation**
- 8. Planning contravention issues**
- 9. Neighbourhood plan update**
- 10. Highway issues**
- 11. Date of next meeting**
The Committee's next meeting is scheduled to take place on 22nd May 2019 at Portland Community Venue, Three Yards Close, Portland starting at 7.00 pm.

**Annex A to Planning Meeting Agenda
In support of Agenda Item 6**

NEW PLANNING APPLICATIONS as at 19th April 2019

| Planning Reference | Address | Details | Consultation Expiry Date | Planning Committee Decision |
|--------------------|---|---|-----------------------------|---|
| WP/19/00210/FUL | Land at Mereside, Portland | Erection of showroom/office and workshop buildings and use of land for car parking, boat parking and storage. | 26 th April 2019 | |
| WP/19/00179/FUL | HM YOI, The Grove, Portland, DT5 1DL | Replace smoke vents to gable walls | 29 th April 2019 | Note: 179 and 180 both seem to be for the same thing. I've checked them out and they both appear on the system. |
| WP/19/00180/FUL | HM YOI, The Grove, Portland, DT5 1DL | Replace smoke vents to gable walls | 29 th April 2019 | |
| WP/19/00278/VOC | Underhill Community Junior School, Killicks Hill, Portland, DT5 1JW | Partial demolition of the existing school buildings (Class D1) and the construction of new dwellings etc. | 3 rd May 2019 | |
| WP/19/00281/DOM | 4 Sweethill Lane, Portland, Dorset, DT5 2DT | Erection of a single storey rear extension. | 5 th May 2019 | |
| WP/19/00269/OBL | Portland Lodge, Easton Lane, Portland, DT5 1BW | Modification of planning obligations of Section 106 Agreement | 28 th April 2019 | No comment |
| WP/19/00227/OBL | Redundant Buildings, Broadcroft Quarry, Bumpers Lane, Portland, DT5 1HW | Modification of planning obligations of Section 106 Agreement | 28 th April 2019 | No comment |
| WP/19/00228/FUL | The Joinery, Chiswell, Portland, DT5 1AW | Erect first floor balcony | 20 th May 2019 | |
| WP/19/00197/FUL | Land adjacent to Victoria Buildings, Lerret Road, Portland. | Erection of block of 5no. Industrial Units | 5 th May 2019 | |
| WP/19/00209/FUL | 1A Belle Vue Terrace, Fortuneswell, Portland, DT5 1LD. | Demolition of an existing single garage & erection of 2 no dwellings. | 3 rd May 2019 | |

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| WP/19/00187/ADV | Site Q Osprey Quay, Hamm Beach Road, Portland | Display of 2no. internally illuminated flag pole signs, 3 no. internally illuminated fascia signs, 4 no. externally illuminated billboards (wall mounted) 1 no. externally illuminated poster display unit. | 28 th April 2019 | |
| WP/19/00199/FUL | Katrine, Avalanche Road, Portland, DT5 2DJ | Erection of single storey rear extension; erect first floor extension to form additional living accommodation etc | 3 rd May 2019 | |
| WP/19/00162/PIP | Land Adjacent to former gatehouse, West Way, Southwell Business Park, Portland. | Erection of up to 8 no dwellings | 26 th April 2019 | |
| WP/19/00154/FUL | 85 Harbour View Road, Portland DT5 1EP | Erection Studio | 2 nd May 2019 | |

PORTLAND TOWN COUNCIL

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

PRESENT: Councillors Charlie Flack (Chairman), Jo Atwell, Ray Nowak, Sue Cocking, Dave Thurston, Rod Wild.

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

2826 – APOLOGIES FOR ABSENCE

2827 – DECLARATIONS OF INTEREST

- a) Cllr. Atwell declared a non-pecuniary interest in HM Young Offenders Institute in relation to planning application WP/19/00140/FUL.
- b) Cllr. Wild declared a non-pecuniary interest in item 9 – removal of double yellow lines outside of Ivybrook House at the Grove as he lives in that area.

2828 – MINUTES OF THE MEETING HELD ON 20th FEBRUARY 2019

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

2829 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

- Item 2822 (i) – 35 Easton Square - The Chairman informed the meeting that he would be speaking about this issue later in the meeting and would therefore leave any comment until that time.
- Item 2822 (ii) - Temporary buildings along Portland Bill Road – The Chairman again informed the meeting that he would be speaking about this issue later in the meeting and would leave any comment until that time.
- Item 2822 (iii) - Location of two shipping containers near the Windmills. Cllr. Atwell asked whether anybody had seen the shipping containers that were rumoured to have been located there. Several Cllrs. stated that they had been in that area and there had been no sign of the shipping containers. Cllr. Atwell thanked those present for taking the time to investigate.
- Item 2824 (i) Patching up of the road along Weston Street. The Chairman advised the meeting that he had contacted the Community Highway’s Officer with regard to unsatisfactory patching up of the highway and the fact that the patch was already starting to break up. The Community Highway’s Officer is to re-visit the area.
- Item 2824 (ii) Lights in the Hambro Road Car Park. The Chairman advised the meeting that an assessment of the lights in all of the car parks

across Weymouth and Portland was being conducted which would hopefully rectify the situation.

Councillor Cocking asked about the issue with the lights being left on in the Yeates Road toilets. The Chairman informed the meeting that he had contacted the Dorset County Partnership who had informed him that the lights were on as they were connected to the disabled toilets. There was a surprise to the Chairman as the toilets on Yeates Road does not have a disabled toilet. It then became apparent that the DCP representative had visited the wrong toilets. He is to make a further visit.

Agenda Item 4a - Update on the Minerals Liaison Meetings – a report from Cllr. Wild on the Minerals Liaison Meeting is held at Annex A.

2830 – PUBLIC PARTICIPATION

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

2831 – 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.

2832 - PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

The advisory committee discussed 7 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.

2833 – PLANNING CONTRAVENTION ISSUES

The Chairman advised that he had been informed that a dormer window was being constructed to the rear of 57 Rip Croft. Having interrogated the planning portal he was unable to find any evidence that planning permission had been submitted.

Action – Chairman to write to the Planning Contravention Officer and ask that he undertake an investigation.

Mr Vincent sought clarification on what was to happen to all of the old Planning Applications and those in the system come 1 April 2019. The Chairman advised that under the new system it was not possible to refer back to any comments made on historic applications. Cllr. Nowak explained that come 1st April 2019 Dorset Council would take over consideration of all of the Planning Applications and that this was likely to impact the time taken to provide a response.

2834 – NEIGHBOURHOOD PLAN (NP)

Mr Matthews updated the committee stating that he had now been advised by AECOM that the draft Habitats Regulation Assessment should now be available by the end of the month. He added that the draft was required to be reviewed by Natural England and that as he had had difficulty contacting them locally, he had advised the Local Planning Authority whom he felt would be able to assist.

He further advised the Committee that he had recently become aware that the Local Planning Authority had commissioned a further analysis of developable land options on Portland, which looked at Heritage and Landscape issues in more detail. The analysis had produced details of additional sites on Portland, which could potentially be progressed if they met the guidance requirements for sustainable development. His concern was that this could change the baseline upon which the Portland Neighbourhood Plan had been taken forward. He felt that this recent work could be used in the production of the wider Local Plan which would cover the new Unitary area, and which was due to be finalised by 2023. The additional work can be viewed via this link and, although in the public domain, may be considered sensitive at this particular time.

<https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/evidence/landscape-and-heritage-study.aspx?fbclid=IwAR1M0F91nIRsiHzLis66l8jqlqzCc8RyWNxYyPWdtlUNtBsAU1q1PpWoy-8>

He then requested that the Committee approve a letter of clarification, to be sent to the Local Planning Authority reading out the proposed content of this. Mr Matthews would send an electronic copy of the draft to the Clerk.

The request to send a letter to the Local Planning Authority was approved of which the Town Clerk is to action and in addition circulate to all Councillors.

2835 – HIGHWAY ISSUES

- i. Removal of double yellow lines from outside of Ivybank House at the Grove. Cllr. Wild explained that Ivybank House had previously been the residence of the Queens Harbourmaster and as such the double yellow lines had been included to mitigate any attack from the IRA. As the Harbourmaster was no longer in residence at Ivybank House there was now no risk from the IRA and as such he wished the meeting to consider the removal of the double yellow lines to alleviate the parking problems that were being felt at the Grove.
- ii. In addition, the Chairman reminded the meeting that they had previously discussed the removal of redundant bus stop markings, noting that there were now several on the island that were no longer in use, and if they were able to be removed would aid the parking situation.
- iii. Cllr. Cocking also brought up the issue of the re-instatement of the zig zag lines outside of the Portland Community Venue. The Full Council Meeting held on 13th February 2019 had voted unanimously to have them re-instated and action was now required to progress the issue.

The Town Clerk is to write to Highways and ask that double yellow lines be removed from outside of Ivybank House, to seek a review of the redundant bus stops with a view to their removal and requesting that the zig zag line outside of the PCV be re-instated.

- iv. The Chairman provided an update on the issue previously raised by Cllr. Thurston on the state of the footpath at Barley Crates (item 2822 ii), and the damage being done by a 4 x 4 vehicle. He explained that he had contacted the Rights of Way Officer and received an enquiry number but had not yet received anything further.

- v. Related to the same area, the Chairman explained that he had written to the Enforcements Officer in relation to the number of temporary buildings that were being used as stables etc. The Chairman read out a letter that he had received a letter from the Enforcements Officer that stated that he had been made aware of the situation from a number of people, had met with the owner and was currently taking comments from a number of interested parties. The letter went on to explain that until such time that comments had been received from all interested parties, there would be no further action but that he would provide an update when he had further information.
- vi. The Chairman provided an update on an issue that he had raised regarding the rubbish left following the construction of the New Houses on Avalanche Road at the junction of Reap Lane. He informed the meeting that the builders had cleared up the rubbish as they were having an open day and that they had now replaced the sign that had been lost. Whilst the builder was there replacing the sign the Chairman had taken the opportunity to remind him that a sign for the Historic Church at the Heights had been damaged, losing a bracket and was please to say that it had also been repaired.
- vii. The Chairman advised that he had received a copy of letter sent from Mr Luckhurst to Dorset Councils Partnership hastening a response to the letter that he had written in January 2019 which sought action on two dilapidated properties in Castletown.
- viii. Cllr. Atwell stated that she had received a phone call from a Portland resident advising that there appeared to be an abandoned caravan in the car park behind the Doctor's Surgery and that it had been there for two weeks.

The Clerk is to phone parking services to inform them of the situation.

- ix. The Chairman advised that he had received an email from a Mr Tony Porter who was seeking a dropped kerb and double yellow lines at the top of Reforne as an ambulance had recently been unable to attend a property due to inconsiderate parking. He had been informed that a Traffic Regulation Order was required and that he should seek the support of PTC to progress. The meeting was of the general opinion that Mr Porter had a genuine request and wished it to be minuted that they were happy to support this application.

The Clerk to write to Highways advising them of PTC's support of Mr Porter's request.

2836 – DATE OF NEXT MEETING

The Committee's next meeting is to be held on Wednesday, 24th April 2019 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 8.30 pm

Signed..... (Chairman)

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

NEW PLANNING APPLICATIONS as at 20th 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 | Portland Town Council object to this planning application for several reasons: <ol style="list-style-type: none"> 1. Loss of amenity and green spaces – additional housing in this area would contribute to the already overdevelopment of the site. 2. Highway Safety – The proposed car parking for the site will cover a public footpath currently used by a large number of school children. 3. Applicant is proposing retirement homes but with no immediate access to local amenities such as shops. |
| 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 | Portland Town Council support this planning application as there is limited impact on the amenity of neighbouring properties. |
| 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 | Portland Town Council object to this planning application on the grounds that the Neighbourhood Plan seeks to retain commercial entities in this local shopping area. In addition it has seen no evidence of any attempt to retain its commercial identity prior to seeking to turn the buildings into residential dwellings. |

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| WP/18/01043/FUL | YARD OFF WATERY LANE, PORTLAND | Change of use to storage of builder's materials (retrospective). | 06 April 2019 | Portland Town Council support this planning application on the grounds that there will be no impact on amenity of neighbouring properties. Recognising that the lands has previously been used for a number of years for similar activities. |
| 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. | N/A | No comment – PTC declined to make a comment on the original planning application as the Builder was, at the time, the Prime Contractor for the PCV. Given that no comments were made on the initial application PTC do not feel that it is appropriate to make comment on the amendment. |
| WP/19/00140/FUL | HM YOI, THE GROVE, PORTLAND, DT5 1DL | Formation of a gate in the existing fence and erection of additional fence. | 12 th April 2019 | Whilst Portland Town Council support this planning application on the grounds that it will improve security at the site and will have not impact on surrounding properties; it would like to make the comment that the plans provided were difficult to interpret. In addition, PTC would wish to see what comments the Listed Buildings authority has made. |
| WP/19/00184/VOC | REDUNDANT BUILDINGS, BROADCROFT QUARRY, BUMPERS LANE, PORTLAND, DT5 1HY | Approval of all reserved matters for outline approval WP/14/00330/OUT – Demolition of existing redundant industrial buildings and erect 71 no. residential dwellings. Variation of condition 1 of planning approval WP/17/00017/RES – Plans list. | 12 th April 2019 | Portland Town Council object to this planning application as it believes that the comments that were made previously still stand. |
| WP/19/00220/CWC | SITE Q OSPREY QUAY, HAMM BEACH ROAD, PORTLAND | Request for confirmation of compliance with conditions 20 and 23 of planning approval WP/18/00699... | | Comments may not be submitted at this time – included for information only. |

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| WP/19/00218/CWC | SITE Q OSPREY QUAY, HAMM BEACH ROAD, PORTLAND | Request for confirmation of compliance with condition 13 of planning approval WP/18/00699/FUL | | Comments may not be submitted at this time – included for information only. |
| WP/19/00203/CATR | LAND TO THE REAR OF 15 ST MARTINS ROAD, PORTLAND, DT5 1JY | T1 Row of Leylandii - Cut down to height not exceeding 3m from the ground | | No comment required, included for information only. |
| WP/19/00204/CATR | 74 WAKEHAM, PORTLAND, DT5 1HN | T1 Holm Oak – Re-pollard back to previous points | | No comment required, included for information only. |

Report on the Minerals Liaison Meetings attended by Councillor Rod Wild

I attended the meeting with Albion but had to leave before the Stone firm's meeting. However, the points I was asked to address were at the former. Minutes will be forwarded when published.

Salient points were:

This is the last meeting before LGR, and the representatives need to be re-appointed. The next meeting will be in the Albion Offices Tuesday 17th September 2019.

Ruth Carpenter sent an apology for absence, so I was unable to chase her up re the Neighbourhood Plan.

I brought up the question of a possible car park/ touring caravan park at Grove Corner and that PTC would be likely to look at a planning application favourably. Albion are one step ahead of this in that having bought the sports fields by the Borstal Pig Farm, they are looking at using part of the land for this. It was noted that over the weekend there were over 20 touring vans at New Ground and that we need to have some enforcement action in hand to prevent this.

Albion have stated that they will oppose any plans to upgrade footpaths to bridle paths on their land.

A public open day at Jordan Mine will be advertised for 1st June but restricted to Portland folk.

Seb Brooke gave an update of the Memo project which it is now hoped, to commence in 2021

Councillor Rod Wild
12th March 2019



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1st April 2019

Alaric Little
DCC Highways

REQUEST FOR REMOVAL OF TRAFIC REGULATION ORDER GROVE ROAD PORTLAND

Dear Alaric,

At a recent Planning and Highways committee meeting several issues relating to Traffic Regulation Orders (TRO's) were discussed, and I subsequently picked up several actions to seek your advice and help. Rather than inundating you with several letters/emails I thought it best to capture them in one letter. Detailed below is a list of those issues raised:

- i. Redundant bus stops along Grove Road was discussed; it was cited that a letter had been raised last year that sought the removal of the TRO's for this and other bus stopping points on Portland which were no longer in use.

With parking on Portland at a premium Portland Town Council respectfully request that all TRO's, in respect of bus stopping points on routes that are no longer used by busses, be removed.

- ii. Removal of double yellow lines outside of Ivybank House at the Grove. As Ivybank House is no longer the residence of the Queens Harbourmaster and the threat of IRA attack is reduced; could I please ask that you consider the removal of the double yellow lines.

As stated previously, this action would go some way to alleviating the parking issues along the Grove.

- iii. Reinstatement of yellow zig-zag lines outside of the Portland Community Venue. It was recently agreed at a full council meeting that Portland Town Council (PTC) would seek to have the zig-zag lines re-instated outside of the PCV; with Allsorts Nursery a permanently resident in the building, the need for the safety of the children is paramount. I would be grateful if you would advise if there is a formal route to be followed to initiate this action.

- iv. Correspondence has been received from Mr Tony Porter who was seeking a dropped kerb and double yellow lines at the top of Reforne. He is seeking this action as recently an ambulance had been unable to gain access due to

inconsiderate parking. Having discussed the issue the Planning and Highways committee wished me to inform you that they believed that the request being made by Mr Porter was valid and that they were happy to support this application.

Your assistance in these matters is greatly appreciated, and if you require any further information then please do not hesitate to ask.

Yours sincerely,

Karon McFarlane
Town Clerk
Portland Town Council