

# PORTLAND TOWN COUNCIL

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14 August 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, 21 AUGUST 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 17 July 2019**
- 4. Chairman's Report, Minute update and matters arising since the last meeting**
  - a) Dangerous parking in Castletown**
  - b) Access issues on Portland**
  - c) Cyclist safety at Masonic Car Park**
  - d) Abandoned vehicles in Easton Car Park**
  - e) Grove Corner Traffic Calming Scheme**
    - i. Update**
    - ii. Proposal to apply to Dorset Council for Speed Data at a cost of £250**
  - f) Address for commercial land at Lerret Road**
  - g) Naming of Lidl Supermarket**
  - h) Heritage sites on Portland**
- 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 – See Annex B to this agenda**
- 9. Neighbourhood plan update**
- 10. Highway issues**
  - a) Temporary closure of Spring Gardens – 19-23 August**
- 11. Date of next meeting**

The Committee's next meeting is scheduled to take place on 25 September 2019 at Portland Community Venue, Three Yards Close, Portland starting at 7.00 pm.

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	AMENDED PLANS/DOCUMENTS/DESCRIPTION
WP/19/00309/FUL	9 EASTON STREET, PORTLAND, DT5 1BS	Erect 1.No Dwelling	30 August, 2019	For your information this application was found to be invalid due to a discrepancy on the completed Ownership Certificate on the Application Form. This has now been resolved and amended documents have been uploaded to the online file. Please note that any comments submitted on the application previously will be disregarded due to the application being invalid. If you wish for your comments to be taken into account, new comments will need to be submitted.
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	
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	

WP/19/00550/ADV	2 HAMM BEACH ROAD, PORTLAND, DT5 1DX	Display of 1no. internally illuminated flag pole sign	23 August, 2019	
WP/19/00551/FUL	9 ALBERT VILLAS, PORTLAND, DT5 1AB	Erect single storey side extension and first floor extension to garage	31 August, 2019	
WP/19/00557/FUL	6 HIGHER LANE, PORTLAND, DT5 1AT	Installation of rear dormer (revised scheme)	23 August, 2019	
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	
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	
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	
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	

**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.

## **PORTLAND TOWN COUNCIL**

### **PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN THE PORTLAND COMMUNITY VENUE ON 17 JULY 2019 AT 7.00 PM**

**PRESENT:** Councillors Charlie Flack (Chairman), Sandy West, Sara Harpley, Cathy Atkins, Jim Draper, Giovanna Lewis, and Pete Roper

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

**2837 – APOLOGIES FOR ABSENCE** – Councillors David Thurston, Paul Kimber, Rob Hughes, Carralyn Parkes, Bernard Parkes, Sue Cocking (Mayor) – Please see minutes of the meeting of 22 May 2019, item 2048a for more information.

#### **2838 – DECLARATIONS OF INTEREST**

Cllr. Harpley declared a non-pecuniary interest in agenda item 10a – the proposed pedestrian crossing at Grove Corner – as she is a local resident.

#### **2839 – MINUTES OF THE MEETING HELD ON 19 JUNE 2019**

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

#### **2840 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING**

Item 2863a – Brown Tailed Moth Larvae. The Chairman confirmed that David Ackerly of Dorset Council would be attending the public meeting on 7<sup>th</sup> August 2019 to advise on the best way to deal with these creatures.

Item 2863c – Drain clearing on Portland. The Chairman reported that he had written to the community highways officer who responded that drain clearing was carried out on an ad hoc basis and there was no schedule for clearing.

Item 2863e – Cllr. West reported that she was still awaiting a response from homeless charities.

Item 2863f – Campervans overnighting near Portland Castle. The Chairman confirmed that the land belongs to Homes England. He reported that he had been in contact with Homes England regarding this matter. Homes England responded to say that this land was now under a 999-year lease to Agincare as part of the development at Mulberry Avenue. Under the terms of the lease, Agincare were required to set out and maintain public parking for not less than 20 vehicles for visitors to the site. They were to manage the car park as such, as part of their overall ownership.

2863i – Abandoned caravan on Castle Road. The Chairman noted that this was still an ongoing issue between Dorset Waste Partnership, the Police, Dorset Highways, and the legal department at Dorset Council.

2865 – Redirecting the No. 1 bus route to the new Lidl supermarket. The Chairman reported that he had written for a second time to First Wessex regarding this matter and had received a response from the interim Managing Director, Simon Goff. The

letter confirmed that First did not intend to reroute the service as it would add a significant amount of time onto the journey and that they did not believe it was in passengers' interests. The letter also stated that if there were to be an additional stop, First felt it would be necessary to add an additional bus to the service at an additional cost.

The Chairman stated that he felt it would be necessary to now speak to our Dorset councillors to gain their support in lobbying for a new bus stop at the Lidl store.

Cllr. West suggested speaking to local coach firms who may be able to put on a private service to the new store. The Chairman suggested that the best way forward would be to contact Lidl first.

Andy Matthews suggested that the best option would be to improve the regularity of the No. 501 bus, which was currently seasonal, by making it a year-round service, perhaps omitting the stop at Portland Bill during the winter season. Mr Matthews noted that, as the service would be bringing more activity to the Castle Court area, it may be able to unlock Section 106 funding. Mr Matthews further suggested that the next thing would be to lobby Dorset Council Transport to improve the No. 501 service regularity as this is a good example of how sustainable transport could be improved.

2869b – Dangerous parking in Castletown. The Chairman noted that the response from Dorset Highways was unclear as to how the spaces could be requested to become disabled parking spaces.

**Assistant Town Clerk to clarify with Dorset Highways the best way to proceed on this matter.**

2869c – Access obstruction on Portland. The Chairman confirmed that Portland Town Council had written to Robert Terrey at the Fire Service who confirmed that there were access issue on the island.

**Portland Town Council to write to Dorset Highways to request a Traffic Regulation Order for Tillycombe and Weare Close.**

2869e – Fence erected around football field at Blacknor Fort Road. The Chairman confirmed that this had been approved by Dorset Council.

2863f – Path to Blacknor Fort. The Chairman confirmed that this track was Dorset Council land and that the new path had been approved by Dorset Council.

2863g – Vandalism at Royal Manor Fields. Cllr West reported that the MUGA Working Group had met and decided to shut this area down as it was a health & safety hazard.

**A plan for the future of this area is to be discussed within the working group and this is to be presented to the council in due course.**

2863j – *Cyclists Dismount* sign at the Masonic car park entrance. The Chairman confirmed that he had written to Dorset Highways who had passed it on to the Cycling department and that he was still awaiting a response.

Cllr. Draper reported that he had received some information from a resident regarding a near miss on the exit route from the car park near the skate park. It was unclear as to who is responsible for managing this road and there is a possibility that it could be part of the car park, which is managed by Portland Town Council. However, Cllr. Draper felt that a sign should be erected to warn traffic that there are children cycling nearby or a sleeping policeman should be installed.

**Cllr. Draper is to contact Dorset Highways to ascertain who is responsible for the road.**

Cllr. Atkins expanded on the point of cyclist safety. She noted that cyclists often cycle on the footpath between Portland Heights Hotel and Easton which could cause a collision with a pedestrian. Cllr. Draper suggested that this should become a dual use path on one side but that a review of highways on the island should be carried out in the future.

**2841 – 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.

**2842 – PUBLIC PARTICIPATION**

Mr Matthews wished to comment on planning application number WP19/0492/FUL. Mr Matthews noted that the proposal was outside of the development boundary and close to the proposed entrance to the southern coastal strip-mining access.

A resident, Belinda Dean, commented on the recent closure of the Portland Connect building as it had moved. She enquired whether the committee were aware of any plans for future development of the building or of any future intentions for the car park. The Chairman confirmed that the car park was originally intended to be transferred to Portland Town Council but this has been temporarily put on hold by Dorset Council. He noted that there were ongoing discussions with Dorset Council and that Portland Town Council did not have any further information at that stage. The Chairman suggested that the car park could be registered as a community asset if necessary.

Mr Vincent drew to the committee's attention that on 7 July, a caravan had caught fire between Park Estate Road and Easton car park. The Police had been in attendance and the fire had been extinguished by the fire services. The vehicle that had been towing the caravan remained there until the following Tuesday and was then removed. However, debris had remained in the car park and it was still there, along with the caravan. This was in addition to a trailer that had been abandoned in the car park for many weeks, taking up valuable space in the car park.

Cllr. Draper stated that he had been in attendance of the fire and had in fact helped to move the burning caravan away from the vehicle. He had stayed in attendance until the emergency services arrived. He advised that he had the contact details of the vehicle owner but was waiting for an appropriate moment to ask them to remove the caravan, noting that it may seem insensitive to contact them so soon after the incident.

Cllr. Draper also noted that he had seen the trailer when he had attended the incident.

**Cllr. Draper is to contact Dorset Waste Partnership to request the removal of the trailer.**

A resident, Joan Riley, commented on the bus stop in Fortuneswell in front of the launderette. She noted that when busses were stopped at this bus stop, traffic could not pass, causing many cars to stand idling and produce large amounts of exhaust emissions. She noted that there were stops in close proximity either side of the stop in question and that this stop in particular was not easily accessible, due to its location at the top of a steep hill. She proposed that this bus stop be removed.

The committee agreed that the proposal sounded sensible. However, Cllr. Draper pointed out that it would be prudent to put the proposal out for further consultation.



**The proposal to remove the bus stop on Fortuneswell is to be put forward at the next Full Council meeting.**

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

### **2843 - PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

The advisory committee discussed 9 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.

### **2844 – PLANNING CONTRAVENTION ISSUES**

No planning contravention issues were tabled.

### **2845 – NEIGHBOURHOOD PLAN (NP)**

Mr Matthews reported that the relevant documentation had been submitted to and acknowledged by the local planning authority. He noted that it would take a couple of weeks for this to be processed. Portland Town Council would need to agree the inspector responsible for this case when the time comes to pass. Mr Matthews noted that the committee would consult on that in due course and now it was a case of waiting for the next stage of consultation.

### **2846 – HIGHWAY ISSUES**

- a. Cllr. Harpley put forward a proposal regarding traffic safety at Grove Corner. Further details for which can be found at Annex B to these minutes.

Cllr. Harpley proposed that the Council approve and support lobbying to Dorset Council to have the area at Grove Corner assessed for either a crossing or traffic calming resolution.

The Chairman advised that this matter had previously been raised under a previous council and at that time, the area did not meet the criteria. The Chairman recalled that it narrowly fell short.

Cllr. Draper stated that he felt that it would be more effective to look at an overall plan for road safety on the island. He suggested that Portland Town Council puts together a strategy for what it measures should put into place to make roads on the island safer.

The Chairman noted that there was an item relating to this matter due to be discussed at the next Full Council meeting and suggested that compiling a road safety strategy should be brought up then.

#### **Road safety to be discussed at the next Full Council meeting.**

Cllr. Harpley questioned whether there would be mileage in starting to compile evidence of dangerous traffic at Grove Corner. It was suggested that video evidence and data from Speed Watch would be useful.

#### **Cllr Harpley is to investigate ways to record data on speeding traffic.**

- b. Path to Blacknor Fort – This was discussed previously (please see item 2840).
- c. Gull proof sacks – The Chairman noted that Portland Town Council did not currently supply gull proof sacks so residents have to go into Weymouth to obtain them.

**Portland Town Council are to request a supply of gull proof sacks.**

- d. The Chairman reported that he had received a phone call from a resident on a mobility scooter who had had a few close encounters at the top of Old Hill. The resident noted that there had been a dangerously parked campervan, which had obstructed his view.

**Portland Town Council to report this to Dorset Highways.**

- e. The Chairman also noted that the sign at the car park at New Ground does not have a disclaimer notice that cars are parked at the owner's risk. He noted that once this car park was transferred to Portland Town Council, a notice should be put in place to avoid any claims against the council.
- f. Cllr. Harpley reported that she had received a comment from a resident from Wakeham regarding parking at the top of the street. Cllr. Harpley noted that vehicles had to cross onto the other side of the road to get around parked vehicles, which was dangerous. The Chairman noted that this was an ongoing issue and Portland Town Council had requested that the parking bays in question be repainted so that they did not intrude onto the road. Cllr. Harpley enquired as to whether Portland Town Council could request for a parking attendant to inspect the area. Cllr. Draper noted that it was not a parking issue but in fact a Police matter as the vehicles are blocking the road. The Chairman noted that the Police representative for Portland, Inspector Gosling, was due to attend the next Full Council meeting.

**Portland Town Council are to raise the issue with Inspector Gosling at the next Full Council meeting.**

- g. Cllr. West noted that there had been a number of incidents of parked vehicles blocking the pavements at East Weares, namely business vehicles from Weyline Taxis and the Watercress Company. Cllr. West had made complaints to Weyline Taxis and the Watercress Company but so far these complaints had largely been ignored. The Chairman suggested that a complaint from Portland Town Council may be more effective.

**Cllr. West is to provide more details so that Portland Town Council can draft a letter of complaint to the companies in question.**

**2847 – DATE OF NEXT MEETING**

The Committee's next meeting is to be held on 21 August 2019 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 21:00.

Signed..... (Chairman) Date.....

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

Planning Reference	Address	Details	Consultation Expiry Date	Comments
WP/19/00398/LBC	143-145 HIGH STREET, FORTUNESWELL, PORTLAND, DT5 1JH	Installation of gas supply, central heating system and associated works	26 July, 2019	Portland Town Council provided no comment regarding this application.
WP/19/00455/FUL	5 RAILWAY COTTAGES, REFORNE, PORTLAND, DT5 2AR	Erect single storey rear extension and install 1 No. first floor window in west elevation. Erect garden room. (Demolish rear conservatory and sheds).	20 July, 2019	Portland Town Council support this application as this development will enhance the local area and there will be no loss to local amenities.
WP/19/00462/FUL	46 SOUTHWELL, PORTLAND, DT5 2EF	Erect single storey rear extension and carry out alterations (demolish existing single storey rear extension).	20 July, 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/19/00538/CMR	30 EASTON STREET, PORTLAND, DT5 1BT	Change of use from retail (Use class A1) to C3 dwelling.	27 July, 2019	Portland Town Council object to this application on the grounds that there will be potential loss of valuable re tail space, especially in relation to the emerging Neighbourhood Plan.
WP/19/00492/FUL	66 SOUTHWELL, PORTLAND, DT5 2EF	Demolish existing garage and erect dwelling (fronting High Street)	3 August, 2019	Portland Town Council object to this proposal as the property is outside the development boundary and near the proposed entrance to coastal strip.
WP/19/00505/CLP	42 VICTORIA ROAD, PORTLAND, DT5 1DG	Erection of single storey rear extension	N/A	Portland Town Council support this application as there will be no loss of amenities.

WP/19/00530/FUL	31 MOORFIELD ROAD, PORTLAND, DT5 1HJ	Erect garage	11 August, 2019	Portland Town Council support this application subject to comments from Dorset Highways regarding access.
WP/19/00470/LBC	28 EASTON STREET, PORTLAND, DT5 1BT	Replace 1no. first floor front window	11 August, 2019	Portland Town Council support this application as the materials will be replaced, in keeping with the rest of the property.

Non-Pecuniary Interest:

I live at 63 Easton Street

Following concerns from residents and immediate neighbours, it appears there are issues with the speed traffic is going both into Easton and on exiting Easton from and towards Easton Street/Lane; which affects the safety of pedestrians when trying to crossing the road.

The speed limit changes from 40mph to 30mph immediately before Grove Corner and vice versa; however, traffic does not reduce speed until well into Easton and again speeds up on exiting Easton towards and before the 40mph limit.

The road at that point is very wide with bus stops on both sides at Grove Corner. School children from Atlantic and All Saints/Budmouth use these bus stops and have to cross the road when alighting the bus on their return journeys. Those people with disabilities and impaired mobility also have to cross this wide section of road.

Additionally, people have to climb down the grass verges or cross on the tarmac on the actual road towards Victoria Place to access the main road to cross, both areas full of parked cars with visual difficulty unless stood on or in the road.

I would like Council to approve and support lobbying to Dorset Council to have the area assessed for either a crossing or traffic calming resolution.