

## PORTLAND TOWN COUNCIL

Council Offices  
Three Yards Close  
Fortuneswell  
PORTLAND  
Dorset  
DT5 1JN

Tel: 01305 821638

E-mail: [office@portlandtowncouncil.gov.uk](mailto:office@portlandtowncouncil.gov.uk)

13<sup>th</sup> February 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 20<sup>TH</sup> FEBRUARY 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. Presentation by Natalie Poulter – The Portland CCF Project at Victoria Square**
- 4. Minutes of the meeting held on 23<sup>rd</sup> January 2019**
- 5. Chairman’s Report, Minute update and matters arising since the last meeting**
- 6. Update on current planning applications – 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 20<sup>th</sup> March 2019 at Portland Community Venue, Three Yards Close, Portland starting at 7.00 pm.

NEW PLANNING APPLICATIONS – 20<sup>th</sup> February 2019

Planning Reference	Address	Details	Consultation Expiry Date	Committee Decision
WP/19/00047/FUL	Ivy's View, Avalanche Road, Portland	Erect single storey rear extension	25 <sup>th</sup> March 2019	
WP/19/00030/FUL	10 Killicks Hill, Portland	Extend existing dormer window	24 <sup>th</sup> March 2019	
WP/19/00057/FUL	24 Sweethill Lane, Portland	Proposed extension to provide playroom and store	24 <sup>th</sup> March 2019	
WP/19/0013/FUL	7A Castletown, Portland	Change of use from Shop (A1) to residential (C3) to provide one self-contained studio apartment	24 <sup>th</sup> February 2019	
WP/18/01038/FUL	67 New Street, Portland	Erection of two Chalet Bungalows	20 <sup>th</sup> February 2019	
WP/19/00088/CATR	77 Reforne, Portland	T1- Sycamore - Fell		<b>No comment required. Included for information only.</b>

## **PORTLAND TOWN COUNCIL**

### **PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN THE PORTLAND COMMUNITY VENUE ON WEDNESDAY 23RD JANUARY 2019 AT 7.00 PM**

**PRESENT:** Councillors Charlie Flack (Chairman), Sue Cocking, David Thurston, Rod Wild, Jo Atwell and Ray Nowak

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

#### **2802 – APOLOGIES FOR ABSENCE**

Councillors Gover and Draper

#### **2803 – DECLARATIONS OF INTEREST**

None were declared

#### **2804 – MINUTES OF THE MEETING HELD ON 13TH DECEMBER 2018**

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

#### **2805 – CHAIRMAN'S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING**

##### **a. Item 2777a – Concerns regarding the bend on High Street.**

The Chairman provided an update to the meeting, stating that the Community Highway's Officer had informed him that he was having some trouble getting hold of an engineer to resolve the issue, but would continue with this issue.

##### **b. Item 2789b – Relaxation of the clearway on one side of Easton Lane.**

The Chairman advised that he had not yet had a response from the Community Highway's Officer but felt that this was due to the Local Government Reorganisation taking precedence over other highways issues.

##### **c. Item 2789b (b) – Additional Parking in Easton**

Mr Matthews explained that he had spoken to Albion Stone who had suggested that the issue would be better referred to the Minerals Liaison meeting which is next to be held in March 2019. The Chairman agreed that this was an appropriate solution, and that he would wait for the outcome of that meeting.

#### **2806 – PUBLIC PARTICIPATION**

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

#### **2807 – 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.

## **2808 – PORTLAND STONE SCOPING OPINION**

The Chairman explained that the Planning Committee had been provided with an opportunity to comment on the Scoping Opinion for development of a mine along the coastal strip to extract Portland stone. However, the Scoping Opinion submitted by Portland Stone required comment before this committee met. In order to avoid missing the deadline for comments the issue had been discussed at the recent Neighbourhood Planning (NP) Meeting. He informed the meeting that the NP meeting had raised several concerns including the volume of traffic and these had been submitted to the Planning Authority. He also reassured the meeting that there would be another opportunity to make comment at the point that the formal application was submitted.

## **2809 - PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

The advisory committee discussed 6 new planning applications with a detailed list, including decisions made at this meeting. This list and the comments made are at Annex A to these minutes.

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

## **2810 – PLANNING CONTRAVENTION ISSUES**

The Chairman informed the meeting that he had been asked to investigate the rumour that several parking spaces in the Hambro Road carpark were to be allocated to the old Council Offices building which was now being converted into flats. He explained that he had contacted the W&PBC Planning Team (Ann Collins) who was the area lead for major applications and who had dealt with the prior approval submission for the initial conversion of the building. She had confirmed that there had been no provision within that application for parking in Hambro Road carpark although earlier applications had made reference to the provision of allocated parking spaces, however unless these earlier applications had been implemented, they were now time expired. She recommended that PTC speak to the property services department of DCC to see whether there were any other arrangements which may exist between W&PBC and any other party in respect of any other parking agreements.

**Action with Cllr. Nowak to investigate the issue with DCC**

The Chairman advised the meeting that he had received a copy of a letter which had been sent from Mr Luckhurst of Agincare to the Specialist Services Manager (Dorset Councils Partnership (DCP)), requesting that a Section 215 notice (the legal vehicle by which an owner can be compelled to carry out essential works) be issued in regard to numbers 24 and 25 Castletown. The Chairman explained that the issue had been raised at this meeting for information only and that there was no action at this point.

Cllr. Thurston raised the issue that some of the trees close to a public footpath at Pennsylvania Castle had been severely cutback, so severely that he considered them to have been devastated. He asked who owned the land and whether there was any information available that suggested that the trees were to be re-planted? The Chairman explained that the work had been undertaken by DCC and that it was in fact planned coppicing, and as such the

trees would not be re-planted. The planning application had been submitted by the Pennsylvania Castle and approved prior to the work being undertaken. The Chairman agreed that it was disappointing that the site had been left in such a state and Cllr. Nowak stated that the same had occurred in the 1970's and he could only assure Cllr. Thurston that whilst the area looked distressed, the trees would quickly recover.

**Cllr. Nowak will investigate further when he visits South Walks House**

### **2811 – NEIGHBOURHOOD PLAN (NP)**

Mr Matthew's referred the Committee to the public information meeting of the 9<sup>th</sup> January 2019 to which the majority of the members present had attended and for which the Clerk had also distributed copies of the draft minutes of the meeting. The Committee confirmed that they felt that the questions raised at that meeting had been answered and supported the submission of the Plan to the Local Planning Authority as soon as possible. With regard to the outstanding issue of a Habitats Regulation Assessment, Mr Matthew's advised the Committee that he had (on behalf of the Council) made a formal submission to the MHDCLG for Technical support and this was currently receiving consideration. Following further discussion, it was agreed that Town Council approval for the submission of the Plan to the Planning Authority would be included on the agenda for the next Full Town Council meeting to be held on 13<sup>th</sup> February 2019.

### **2812 – HIGHWAY ISSUES**

The Chairman advised that he had three issues to be discussed under this item:

- a) Traffic speeding past the 'Corner House' at Wakeham. The Chairman advised that HGV's coming around the corner by the public house, at speed, were becoming increasingly dangerous, and that he himself had experienced a near miss at this point. Cllr. Cocking added that the building work at Bumper's Lane was exacerbating the problem.

**The Chairman advised that he would seek advice from the Community's Highway Officer.**

- b) Pelican Crossing in Easton Square. An email has been received from a lady who had concerns about the situation with cars ignoring the crossing and causing a danger to pedestrians using the pelican crossing in Easton.

Cllr. Cocking advised that this had previously been an issue and had resulted in a set of belisha beacons being added to the crossing to increase visibility. Consideration had previously been given to moving the crossing, but an acceptable position could not be agreed upon.

**The Chairman advised that he would respond directly to the lady from whom the email had been received.**

- c) Re-instatement of yellow lines outside of the PCV. The Chairman advised that whilst the issue had been discussed prior to moving, he proposed that it was now the right time, especially with the Nursery on site and the requirement for additional safety, to implement that plan.

Cllr. Cocking added that with access required for bigger waste vehicles, unimpeded access was imperative.

It was agreed that the local residents would be informed of the action and be invited to discuss the proposal at the next Full Town Council meeting.

**The Chairman agreed to investigate a traffic regulation order.**

- d) A recovery truck parking at Westcliff. The Chairman advised that the truck which had been parking on the verge at Westcliff had moved and was now parking just inside the junction of Westcliff Road and, in addition, the driver had become very abusive and aggressive when residents had complained. The Chairman proposed that he write to the Traffic Commissioner in Bristol to register the Councils concerns. Cllr. Cocking asked why it was not possible to write to the business owner; the Chairman explained that this had been tried previously but no response had been received.

**The Chairman to write to the Traffic Commissioner**

**2813 – DATE OF NEXT MEETING**

The Committee's next meeting is to be held on Wednesday 20<sup>th</sup> February 2019 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 8.15 pm

Signed..... (Chair)

**Annex A to Minutes of Planning Meeting  
held 23<sup>rd</sup> January 2019**

**COMMENTS MADE ON NEW PLANNING APPLICATIONS**

Planning Reference	Address	Details	Consultation Expiry Date	Comment	Committee Decision
WP/18/00979/FUL	LAND ADJACENT YEATES RESERVOIR, YEATES ROAD, PORTLAND	Construction of a secure temporary construction compound to facilitate works to a nearby water main (Full)	28-Jan-2019	PTC accept that a temporary compound is required to support the necessary construction work and, given the location, do not consider that placement of such will create any unacceptable noise or disturbance.	Supported
WP/18/00970/FUL	BILLY WINTERS BAR DINER, PORTLAND BEACH ROAD, PORTLAND, DT4 9JZ	Retention and first floor expansion (Full)	27-Jan-2019	Whilst PTC would like to encourage more local businesses; PTC endorse their previous decision which was an objection on the grounds that the building has an impact on this sensitive area of the heritage coast. In addition, it was felt that given the location, there would be an adverse impact on highway safety given the current road access.	Object
WP/18/00587/COU	LAND SOUTH OF, SWEET HILL ROAD, PORTLAND	Temporary change of use of land to allow the existing mobile stables to be used for commercial equestrian use (Change of Use)	03-Feb-2019	Unable to comment as planning application is being made by a PTC Councillor	No comment



WP/18/00991/FUL	35 EASTON SQUARE, PORTLAND, DT5 1BU	Change of use of bank/office building (Use Class A2) to 2 no. residential dwellings (Use Class C3) (Retrospective) (Full)	11-Feb-2019	Planning application withdrawn – 22/01/19	No comment
WP/18/00747/LBC	THE OLD SCHOOL HOUSE, REFORNE, PORTLAND, DT5 2AN	Replace existing sash window (Listed Building Consent)	18-Feb-2019	PTC support this proposal as there is no impact on neighbouring properties and the changes proposed will not detract from the visual effect of the property.	Supported
WP/18/01023/COU	PORTLAND ROADS HOTEL, CASTLETOWN, PORTLAND, DT5 1BD	Change of use of ground floor from residential accommodation for visiting school and young people's groups to a mixed use of residential accommodation for visiting school and young people's groups and cafe (A3) (Change of Use)	16-Feb-2019	PTC are happy to support this application as the proposal is in line with the Neighbourhood Plan which seeks to support local businesses. In addition, the changes will have little impact on the neighbouring properties.	Supported