

PORTLAND TOWN COUNCIL

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20th January 2016

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in the **PETER TRIM HALL, ST. GEORGE'S CENTRE, REFORNE** on **WEDNESDAY, 27TH JANUARY 2016** 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 17th December 2015**
(attached)
- 4. Planning Officer's Report and Other Matters Arising**
- 5. Neighbourhood Plan** – to receive an update on progress
- 6. Consultation on Planning Applications notified by Weymouth & Portland Borough Council**
Standard List of Planning Applications (attached)
- 7. Planning Contravention Issues**
- 8. Consultation on Planning Applications etc. notified by Dorset County Council**
- 9. Highways Issues: Flooding in Reap Lane** – to consider an e-mail request from a member of the public (attached)
- 10. Date of Next Meeting**
The Committee's next meeting is scheduled for Wednesday, 24th February 2016, commencing at 7.00 pm.

PTC Applications

For applications registered between 18/12/2015 and 15/1/2016

Date Valid	App. No	Location & Proposal	Agent & Applicant's Name
11/1/2016	15/693/OUT	Portland Heights Hotel, Yeates Road Demolish existing hotel and erect new hotel and forty-nine later living apartments	T K New Homes Limited Planning Precision Limited
PTC Recommendation.....			
6/1/2016	15/764/FUL	Open land east of Mermaid Cottages, Wakeham Use of vacant land for storage yard for machinery and siting of two shipping containers	Mr Grayston Richard Burgess Associates Ltd
PTC Recommendation.....			
6/1/2016	15/804/FUL	Hut 9, Field 763, Access to Fields 730, 764 and 763 Retention of beach hut	Mr G Wakefield
PTC Recommendation.....			
9/12/2015	15/887/FUL	8 Avalanche Road Proposed first floor extension	Mr & Mrs Elborn Steven Jones Plan Design
PTC Recommendation.....			

9/12/2015	15/888/FUL	25 Clarence Road	Mr & Mrs Lelliot
		Proposed two-storey extension	Steven Jones Plan Design

PTC Recommendation.....

8/12/2015	15/890/FUL	12 Sweethill Lane	Mr & Mrs Ayres
		Proposed two-storey side extension to provide hobbies room, utility, bedroom and en suite and single-storey rear extension to enlarge kitchen / diner	Steven Jones Plan Design

PTC Recommendation.....

24/12/2015	15/910/FUL	Enterprise House, West Way, Southwell Business Park	Compass Point Estates LLP
		Use of office suites for day care purposes together with associated external changes (retrospective)	LPC (Trull) Ltd

PTC Recommendation.....

15/1/2016	15/924/FUL	Pennsylvania Castle, Pennsylvania Road	Colonial Leisure Group
		Installation of a footbridge, set of external stairs and replacement pergola	Morrow and Lorraine

PTC Recommendation.....

15/1/2016

15/925/LBC

Pennsylvania Castle, Pennsylvania Road

Colonial Leisure Group

Installation of a footbridge, set of external stairs and replacement pergola

Morrow and Lorraine

PTC Recommendation.....

HIGHWAY ISSUES: FLOODING IN REAP LANE

From: Terry Ingram
Sent: 6 January 2016
To: Cllr Jo Atwell, Portland Town Council

I live at 77 Reap Lane and I am writing to request your help in preventing a possibility of the houses nos 77, 76, 75, 74 and 73 from getting flooded at times of high rainfall. Yet again this weekend Sunday 3 Jan 2016 my neighbour and I have had to dig turf up from the footpath outside our houses to prevent water coming into our houses this is the third time in two years.

Part of the problem is people driving up the dirt track in front of our houses to go to the stables, which compacts the earth and the water does not drain. It also destroys our attempts at building a barrier with the turf. This is a footpath and not a vehicle access, vehicles are supposed to turn left at the top of the track and exit onto Reap Lane opposite Rip Croft.

I have written to the council before and was told we could have a bollard at each end of the track to stop cars and vehicles, but after three years no such bollards are in place. As a group of neighbours we have decided that if no bollards are placed there shortly by the council we will do so ourselves.

With the cycle path for the new academy due to be placed in front of our homes and up to the back gate of the business park we are concerned that if no proper drainage is put in then this will only make matters worse as the water will obviously run straight down the hill towards our homes.

It is only round the corner from your house so could I suggest you have a walk down and see what we mean. You can see what we have had to do to prevent flooding this year but already someone has driven down the track and moved some of the earth away.

Please do not hesitate to contact me if you require more information. I also have a short video so you can see what happens if you so wish.

(Edited)

From: Chris Osborne
Sent: 15 January 2016
To: David J Ackerley
Cc: Cllr Ray Nowak
Subject: RENQ 16-03 - Flooding in Reap Lane, Portland.

I spoke with Jill earlier today regarding the email from Cllr Nowak below. She has pointed me in your direction.

[Continued overleaf]

The issue appears to be damage being done to a RoW footpath which is being driven along.

I understand that you have been involved out there on a number of occasions. I would therefore appreciate you going back to Cllr Nowak and Mr Ingram to outline DCC's position as the relevant RoW authority.

From a flood risk perspective, if misuse of the footpath (caused by vehicular access) is removing natural defences provided by local land levels, we would wish to see this misuse prevented as far as is possible. There is little point in us having to fund flood defence measures as a result of us (DCC) being unable to prevent access to footpaths by vehicles, particularly cars. Where vehicles (i.e. 4x4's) are legally permitted then we would look to effect improvements by other means, however, where the footpath permits foot traffic only it should surely be possible to restrict traffic using bollards in the way Mr Ingram suggests.

Jill explained that this can be made more complex due to easements which may be in place as distinct from the RoW. Can I ask you to investigate further from a RoW perspective?

Please do keep me copied in. As you know internal flooding (which I understand is the case at one of the properties here) is a high priority for us. I am therefore keen to know as to whether this problem can be resolved via RoW powers.

Chris Osborne,
Flood Risk Engineer, Dorset Highways

(Edited)