

PORTLAND TOWN COUNCIL

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12th June 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, 19TH JUNE 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

Anna Takashima
Assistant Town Clerk

AGENDA

- 1. Apologies for absence**
- 2. Declarations of interest**
- 3. Minutes of the meeting held on 22nd May 2019**
- 4. Chairman's Report, Minute update and matters arising since the last meeting**
 - a) Listing of the former Naval underground hospital
 - b) WP/17/00658/DOM – 17 Weare Close
 - c) Alleged abandoned caravan on Castle Road
 - d) *Cyclists Dismount* sign for the cycle lane at the masonic car park, Victoria Square end of Portland Beach Road.
 - e) Streetlight out at Shepherds Croft
- 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**
- 9. Neighbourhood plan update**
- 10. Highway issues**
 - a) Traffic Regulation Order – Disused disabled parking bays
 - b) Dangerous Parking in Castletown – Clark's Boatworks
 - c) Access obstruction at Tillycombe
- 11. Date of Next Meeting**

The Committee's next meeting is scheduled to take place on 17th July 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/19/00156/FUL	LAND OFF, PRIORY ROAD, PORTLAND	Erection of commemorative beacon (retrospective)	30 June, 2019	
WP/19/00309/FUL	9 EASTON STREET, PORTLAND, DT5 1BS	Erect 1. No Dwelling	29 June, 2019	
WP/19/00392/FUL	9 WEST WOOLS, PORTLAND, DT5 2EA	Erection of a Single storey rear extension	27 June, 2019	
WP/19/00426/FUL	4 SWEETHILL LANE, PORTLAND, DT5 2DT	Erect single storey rear extension	4 July, 2019	
WP/19/00429/FUL	83 FORTUNESWELL, PORTLAND, DT5 1LY	Shop front alterations, 1 no. new condenser to be situated in rear yard, 3 no. new AC units to be situated in rear yard, new Soham door in enlarged opening, wall to be blocked up with new render finish and new steel trolley bay to front of store	6 July, 2019	

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN THE PORTLAND COMMUNITY VENUE ON 22ND MAY 2019 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Sandy West, Sara Harpley, Cathy Atkins, Paul Kimber, Jim Draper, David Thurston, Giovanna Lewis, Carralyn Parkes, Bernard Parkes, and Pete Roper.

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

2848 – ELECTION OF PLANNING & HIGHWAYS COMMITTEE CHAIRMAN AND DEPUTY CHAIR

Cllr. Flack was nominated by Cllr. Draper for the position of Chairman of the Planning & Highways Committee which was seconded by Cllr. Cocking. Cllr. Flack was appointed by the council. Cllr. West was nominated by Cllr. Cocking for the position of Deputy Chair which was seconded by Cllr. Lewis. Cllr. West was appointed by the council.

2849 – APOLOGIES FOR ABSENCE – Cllr Rob Hughes.

Cllr. Cocking excused herself from further Planning and Highways meetings due to her appointment on the Dorset Council Planning Committee for South and West Dorset, which includes Portland. She pointed out that there may be a perception of predetermination and did not wish to put herself, Portland Town Council, or Dorset Council in a compromised position. She will send her apologies for all future meetings during her appointment on the Planning Committee for South and West Dorset at Dorset Council.

2850 – DECLARATIONS OF INTEREST

None were declared

2851 – MINUTES OF THE MEETING HELD ON 24th APRIL 2019

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

2852 – CHAIRMAN'S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

- a. Cllr. Kimber gave an update on item 2846a.i from the meeting of 24th April regarding Brown Tail Moth Larvae on Portland. He advised that they have been sprayed twice by Dorset Council but that there were still some problems on Portland Town Council land, namely along the fence next to the school at Southwell. He noted that this had been an important topic for many of the residents he had spoken to. He noted that residents of Coronation Road particularly had suffered, as had residents in Southwell. He emphasized the importance of making a plan to mitigate the problem next year. Cllr. Kimber and The Chairman proposed that Portland Town Council invite David Ackerley, the Senior Ranger at Dorset Council, to the next Marine, Environment and Tourism meeting to seek further advice.

In addition, Cllr. B Parkes noted that there had been differing advice given to various councillors and office staff regarding the best way to deal with the

brown tail moth larvae. He questioned what the correct advice was. The Chairman proposed that Portland Town Council seek clarification from David Ackerley at the next Marine, Environment and Tourism meeting.

- b. The Chairman gave an update on item 2846a.iii from the meeting of 24th April regarding blocked manholes. Waste had been flowing again from the manhole cover at the Yeates Toilets. Wessex Water had been in attendance and were met by the Responsible Finance Officer. The blockage had now been cleared and it was flowing freely again.
- c. Cllr. West also picked up on a further matter arising from item 2846a.i regarding camper vans overnighing in prohibited places. She advised that a caravan had been parked on the main road at Castle Road for the last six to seven weeks and noted that the caravan had been parked dangerously. The Chairman advised that a 14-day notice had been placed on the caravan by Dorset Council but it had been removed and the caravan was still there. The Chairman proposed that Portland Town Council report the matter back to Dorset Council again.

Cllr. West further advised that she had received complaints from residents regarding mobile homes parked across from Portland Castle. The residents had asked for clarification as to whether this is a private or public road. The Chairman confirmed that the car park in question belongs to Homes England and advised that the residents take the matter up with them.

2853 – 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.

WP/18/00154/FUL: 85 Harbour View – This application remains pending, however Cllr. West noted that she believed that the building work was already being undertaken.
Cllr. West is to investigate and report back.

2854 – PUBLIC PARTICIPATION

Mr Vincent gave an update on drainage. He advised that the drains in Easton had been cleared and noted that the drains on Wide Street had white arrows on prior to them being cleared.

Cllr. Kimber enquired as to whether Portland Town Council had contacted the Highways Department at Dorset Council regarding blocked drains. The Chairman reported that Portland Town Council had been informed that there was to be at least an annual clean and that drains should be reported to Dorset Council as and when they are reported to us. Cllr. Kimber noted that he had requested that Dorset Council notify Portland Town Council when they are coming to clean the drains so that we can inform the relevant parties.

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

2855 - PLANNING APPLICATIONS NOTIFIED BY DORSET COUNCIL

The advisory committee discussed 11 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.

2856 – PLANNING CONTRAVENTION ISSUES

No planning contravention issues were tabled.

2857 – NEIGHBOURHOOD PLAN (NP)

Mr Matthews provided a written update on the current status of the Neighbourhood Plan and this can be found at Annex B to these minutes.

2858 – HIGHWAY ISSUES

- a. Junction of King St / Artist Row. The committee supported the proposal by Michael Potter, Road Safety Manager at Dorset Council, set out in Annex C of these minutes because of the safety issues. However, Cllr. B Parkes noted that, while he supported the proposals on safety grounds, more consideration must be given to parking provision as this is an important issue for residents.
- b. Streetlights out at Shepherds Croft. The Chairman brought attention to a request from a resident for assistance in finding out who was responsible for maintaining streetlights at Shepherds Croft as they are not maintained by SSE on behalf of Dorset Council.

Cllr. Kimber is to contact the engineers at Dorset Council to seek clarification.

- c. Cllr. West noted that many streetlights on the incline were also out. She pointed out that the incline is very dark and that this is a safety issue. She mentioned that there were rough sleepers on the Incline.

The Chairman is to contact streetlighting at Dorset Council to seek clarification.

- d. Cllr. Draper stated that he had received a comment from a resident regarding cyclists that reach the end of the cycle way at the end of the beach road and continue along the pavement, passed the bus stop. Cllr. Draper pointed out that this was a safety issue. He requested that a "Cyclists Dismount," sign be put in place at the end of cycleway, just before the bus stop. Mr Matthews noted that this had previously been requested to Dorset Council but had been overlooked.

In the long term, Cllr. Draper suggested Portland Town Council look again at the cycle path when the car parks development plan is formulated. The cycle path could perhaps be rerouted through the Masonic Car Park so that it comes out by Lord Clyde car park.

- e. A member of the public raised a question regarding parking and conversions to garages. She asked whether there was any follow up when garages have been converted and no off-road parking provided to the property so that the vehicles then park in the road. The resident stated that she lived on Weare Close and was concerned that too many vehicles were being parked on the turning circle. She stated that she could no longer turn her car around. She noted that there were only two or three residents on that road that used their garages for parking and that the other residents, and also visitors to the area, were parking in the road. The Chairman suggested that the fire service be contacted to assess access the road.

Cllr. Kimber also requested that the lady send him an email which he would forward on to Dorset Council.

- f. Cllr. Harpley suggested that if there are rough sleepers on Portland, Portland Town Council should look at supportive measures to help the individuals concerned.

Cllr. West is to contact the Homeless Liaison Officer.

2859 – DATE OF NEXT MEETING

The Committee's next meeting is to be held on 19th June 2019 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 20:47 pm.

Signed..... (Chairman)

NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNTY COUNCIL

Planning Reference	Address	Details	Consultation Expiry Date	Planning Committee Decision
WP/19/00350/FUL	109 WAKEHAM, PORTLAND, DT5 1HW	Erection of 1no. new dwelling with garage.	16 Jun 2019	Portland Town Council supports this application subject to the materials being sympathetic to the local area and subject to comments from the conservation officer
WP/19/00197/FUL	LAND ADJACENT TO VICTORIA BUILDINGS, LERRET ROAD, PORTLAND	Erect block of 5 in no. industrial units	15 Jun 2019	Portland Town Council supports this application as there is no loss of amenity to local buildings and it is in accordance with the employment strategy contained within the neighbourhood plan. Portland Town Council request consideration be given to installing electric charging points for vehicles and solar panels
WP/19/00347/FUL	LAND NORTH OF, 15-19 CHEYNE CLOSE, PORTLAND	Erection of 5 no. terraced and semi-detached 2 bedroom houses	15 Jun 2019	Portland Town Council objects to this application on the grounds of over development, loss of green space, and potential highway issues.
WP/19/00319/FUL	LAND AT JUNCTION OF WIDE STREET AND NORTH OF, TRADECROFT, PORTLAND	Erection of 7 industrial units (B2)	15 Jun 2019	Portland Town Council supports this application as there is no loss of amenity to local buildings and it is in accordance with the employment strategy contained within the neighbourhood plan. Portland Town Council request consideration be given to installing electric charging points for vehicles and solar panels
WP/19/00395/FUL	14 SANDHOLES CLOSE, PORTLAND, DT5 2LZ	Erect 2 storey rear extension	8 Jun 2019	Portland Town Council supports this application on the grounds that there in no loss of amenities to the surrounding properties
WP/19/00298/FUL	SUNSEEKER INTERNATIONAL LTD,	Erection of a building to house containerised biomass boiler system.	4 Jun 2019	Portland Town Council supports this application on the grounds that there in no

	COODE WAY, PORTLAND, DT5 1BL			loss of amenities to the surrounding properties
WP/19/00358/DCC	JORDANS MINE, EASTON LANE, REFORNE, EASTON, PORTLAND, DORSET, DT5 1BW	<ol style="list-style-type: none"> 1) Continuation of ancillary mining operations; and 2) Change of use of completed areas of underground mine workings; and 3) Operational developments to improve vehicular access to the site; and <p>Closure options of the mine workings in the event of cessation of the proposed storage use and clearance and restoration of the surface area of the site to a state suitable for calcareous grassland and nature conservation</p>	24th May 2019	Portland town council supports this application on the grounds that there are no plans to store hazardous materials on site
WP/19/00295/FUL	29 VENTNOR ROAD, PORTLAND, DT5 1JE	Replacement of existing raised patio area, removal of portion of garden wall to facilitate vehicular access to new parking area under replaced patio. To incorporate new access steps to dwelling.	24th May 2019	Portland Town Council object to this application on the grounds of highway safety, effect on conservation area, and removal of historic wall.
WP/19/00288/FUL	HUT 16, FIELD 760, ACCESS TO FIELDS 737 AND 739 AND 760 AND 761 AND 765 PORTLAND BILL, PORTLAND	1. Replace existing beach hut	21st May 2019	Portland Town Council supports this application subject to the new hut retaining or not being greater than the footprint of the existing hut
WP/19/00247/COU	19 HAMM BEACH ROAD, PORTLAND, DT5 1DX	2. Change of use of first floor office unit from (B1 use) to beauty, hair & massage salon (A1 use)	19th May 2019	Portland Town Council supports this application as it is in accordance with the employment strategy contained within the neighbourhood plan.

Planning and Highways Meeting 22nd May 2019

Neighbourhood Plan Update

Andy Matthews updated the meeting with the current position of the Plan which was that we were still awaiting the Local Planning Authority to produce an “appropriate assessment” which would be based on the Habitats Regulation Assessment and the response from Natural England which had now been received. Natural England had asked for some additional wording basically including references to early consultation around any proposals made. Once we had received the assessment, we would be in a position to submit the required documents.

For the benefit of new members Mr Matthews provided a quick resume of the plan's intentions and the extent of consultation which had taken place to date. Once submission had been made there would be a further six-week consultation (Regulation 16) where groups and organisations could comment further which the Inspector will take into account in deciding whether the plan could be then submitted for referendum.

Cllr Draper also noted that one of the recommendations of the Neighbourhood Plan is that Portland Town Council keep a list of heritage interest sites, which currently may not be listed. There was a requirement to follow a 'proforma' which English Heritage had drafted and that this proforma could then allow formal submission to the Local Planning Authority. Cllr Draper advised the committee that Cllr C Parkes has some expertise in this area and that she had volunteered to undertake this task as it fitted well with the subject areas of her graduate studies. She was particularly interested in the extent of the Victorian fortifications on the Island which formed part of the South Coast defences constructed commonly known as Palmerston's Follies. The committee agreed that Cllr C Parkes will undertake this task.

Cllr Draper clarified that this will now become an item that will be taken up at the next Planning & Highways meeting.

A query was also raised by Cllr Lewis and Cllr Kimber regarding the underground hospital and its status as a listed monument as they have received a request from local groups. The Chairman confirmed that documentation had been submitted to the previous Weymouth & Portland Borough Council, who were going to submit an application for the building to become a listed monument and that this is now with the Heritage Officer. Portland Town Council are to contact the Heritage Officer to find out what progress has been made since the application.

Cllr Kimber stated that a resident, Mr Dolbear, had asked to form an official Friends of the Underground Hospital group. Cllr Kimber indicated that he will take this up at the next Marine, Environment, and Tourism meeting.

Mineral's and Waste Consultation.

Mr Matthews had been asked by the Chair to quickly review this latest consultation for any impact on Portland. In response stressed that he was not an expert in this area but it would appear that the consultation was allowing for referencing to the 2018 National Planning Policy Framework and in particular to specific environmental constraints rather than just a general referencing to 'biodiversity'. There was also a change in emphasis with the Mineral strategy now being taken

forward under the umbrella of the new Unitary which also had economic development and environmental responsibilities. Mr Matthews suggested that it may be helpful if one of the new Unitary Council members verified any potential issues with the Mineral's officers and Cllr Kimber undertook to do this. Mr Matthews said he would forward the background email which had previously been sent to the Chair, Town and Deputy Town Clerks to Cllr Kimber.

Cllr Harpley enquired whether Portland will come under the proposed Dorset National Park. Mr Matthews advised that a submission has been made to include Portland in the plans for the national park. He noted that there is also another designation, which is Geo Park, which looks at the whole fabric of the island in a practical way but also gives a designation recognised by UNESCO. This is something he will investigate further if the national park designation is not to be pursued. Cllr Kimber suggested that Portland Town Council request that the National Parks team at Dorset Council give an update on the progress of this project and the Chairman proposed that they be invited to the next Marine, Environment, and Tourism meeting to do so.