

PORTLAND TOWN COUNCIL

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14th March 2018

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in **EASTON METHODIST CHURCH HALL, EASTON** on **WEDNESDAY, 21ST MARCH 2018** 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** – to receive
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 21st February 2018** – to agree and sign (see attached)
4. **Chairman's Report, Minute Update and Other Matters Arising** – to receive (see attached)
5. **Public Participation** – to allow questions or comments from the public on any item on the agenda
6. **Neighbourhood Plan** – to receive updates
7. **Planning Applications Notified by Weymouth & Portland Borough Council** – to consider
 - a) Standard List of Planning Applications (attached)
 - b) Any other applications received subsequent to the publishing of this agenda
8. **Planning Training** – to receive a report from Cllr. Flack on a recent training event
9. **National Planning Policy Framework** – to consider a response to the consultation on a new draft (see attached)
10. **Planning Contravention Issues** – to receive reports, including:-
 - a) Tree Felling at Pennsylvania Castle (attached)
11. **Planning Applications Notified by Dorset County Council** – to consider
12. **Highway Issues** – to consider correspondence from the public regarding:-
 - a) Station Road
 - b) Verne Common Road (see attached)

13. Date of Next Meeting

The Committee's next meeting is scheduled for Wednesday, 25th April 2018, at Easton Methodist Church Hall, starting at 7.00 pm.

PORTLAND TOWN COUNCIL

PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN EASTON METHODIST CHURCH HALL, EASTON ON WEDNESDAY, 21ST FEBRUARY 2018 AT 7.00 PM

PRESENT: Councillors Charlie Flack (Chairman), Jo Atwell, Susan Cocking, Jim Draper, Chris Gover, Lucy Grieve, Ray Nowak (from 7.20 pm), Sandra Reynolds and Rod Wild

IN ATTENDANCE: Ian Looker (Town Clerk), Andy Matthews (Neighbourhood Plan Working Group), Cllr. Kerry Baker (Weymouth & Portland Borough Council) and six members of the public.

2678 – APOLOGIES FOR ABSENCE

Apologies were received from Councillor Katharine Garcia (Dorset County Council & Weymouth & Portland Borough Council)

2679 – PERSONAL STATEMENT

With the permission of the Chairman Cllr. Reynolds made a personal statement to the meeting.

2680 – DECLARATIONS OF INTEREST

Mr Matthews declared a non-pecuniary interest in Agenda Item 6 – Neighbourhood Plan as a trustee of the MEMO project.

2681 – MINUTES OF THE MEETING HELD ON 24TH JANUARY 2018

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

2682 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING

Cllr. Flack reported progress on the applications outstanding as follows:-

Application No	Town Decision	Borough Decision
15/767/FUL	Objection	Pending
16/142/FUL	Objection	Pending
16/501/VOC	Objection	Pending
17/371/OUT	Objection	Pending
Commons Act, s38	No Objection	Pending
17/593/FUL	No Objection	Pending
17/631/FUL	No Objection	Pending
17/666/FUL	No Objection	Approved
17/732/ADV	No Objection	Pending
17/738/FUL	Objection	Approved
17/760/LBC	No Objection	Pending
17/781/RES	No Objection	Pending
17/860/VOC	No Objection	Pending
17/834/FUL	Objection	Approved
17/847/FUL	No Objection	Approved
17/852/FUL	Objection	Pending
17/862/FUL	No Objection	Approved

17/866/OUT	Objection	Pending
17/868/FUL	No Objection	Approved
17/879/CLP	No Objection	Withdrawn
17/881/ADV	No Objection	Approved

He next advised on the progress of applications that had been brought to the meeting of 24th January 2018:-

17/849/FUL	Objection	Refused
17/872/ADV	Objection	Pending
17/916/RES	Objection	Pending
17/920/FUL	Objection	Pending
17/927/FUL	No Objection	Pending
17/945/FUL	No Objection	Pending
17/946/LBC	No Objection	Pending
17/966/LBC	No Objection	Pending

a) Minute 2676 – Review of Planning Application 17/664/CLP

Cllr. Flack reported that a reply had been received to the Council’s letter saying there was no planning requirement to improve the look of the sub-station. The Clerk was asked to write to SSE in an effort to persuade them to take action on its appearance.

b) Highway Issues

The Chairman also reported on a recent meeting that involved local highway officers. The discussions largely centred on a number of parking issues, including vehicles on grass verges.

2683 – PUBLIC PARTICIPATION

There were no speakers.

(Cllr. Nowak joined the meeting.)

2684 – NEIGHBOURHOOD PLAN

a) General Progress

Mr Matthews said the presubmission draft would be brought to the Management Committee on 7th March for approval, whence it would go to the Borough for review.

He then proceeded to go through the policies listed in the agenda paper. Particular attention was drawn to the Local Heritage Assets Schedule. Cllr. Draper said they had identified Lano’s Bridge and Nicodemus Knob as initial candidates, to which Cllr. Nowak added the shed on Brandy Row. These three were agreed.

With regard to transport Cllr. Wild raised the possibility of using taxis and hire cars. Mr Matthews said they had requested accessibility mapping to help identify where transport services were needed.

b) Brownfield Register

Mr Matthews drew attention to sites that the Borough had promoted to the brownfield register. **RESOLVED** – that the Council write to the Borough requesting Island car parks be passed to the Town Council in order that all be preserved as such.

2685 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

Having considered each application in turn, the Advisory Committee agreed the following observations:-

a) 17/862/FUL – 44 Tillycombe Road – Erect porch and single-storey side extension (amended description)

Already considered.

b) 17/955/LBC – St. George’s Centre, Reforne – Replace doors and frame
NO OBJECTION

c) 17/950/VOC – Perryfield Works, Pennsylvania Road – Demolish existing buildings and erect sixty-six dwellings (Variation of condition 1 of planning permission WP/08/513/FULMAJ – Amendments to Block E1)

NO OBJECTION

d) 17/ 971/FUL – Hut 5, West Weares – Replacement of existing beach hut
OBJECTION, on the grounds that the scheme contravenes planning policies 2.6.1 and 3.1.3 and the emerging Portland Neighbourhood Plan by the proposed hut being higher and having a larger footprint than its predecessor

e) 17/991/FUL – 88 Croft Road – Erection of a single-storey rear extension

NO OBJECTION

f) 17/999/FUL – 6 St. George’s Estate Road – Erection of a single-storey rear extension and conversion of loft

NO OBJECTION

g) 17/1000/FUL – 42 Sandholes Close – Erection of a single-storey rear extension

NO OBJECTION

h) 17/1008/FUL – Site of Former Public Conveniences, Castletown – Retention of shop, training room and WC’s building “as built”

NO OBJECTION

i) 17/1014/FUL – The Little Ship, Victoria Square – External alterations to erect a small new slate roof pergola, rope and post fencing, a new patio area, a timber store to the rear, external showers with a glazed splash screen and new tarmac top coat and white lining to car park area

NO OBJECTION

j) 17/1015/LBC – The Little Ship, Victoria Square – External alterations to erect a small new slate roof pergola, rope and post fencing, a new patio area, a timber bin store to the rear and external showers with a glazed splash screen. Internal alterations to include: general flooring, lighting & decorations, a new back and front bar, opening up the existing fire and allowing for new surround, removing false suspended ceiling, hacking off existing plaster to expose stone walls, full refurbishment to gents and ladies toilets and alterations to first floor utility room to create an office

NO OBJECTION, subject to the comments of the listed buildings officer

k) 18/003/FUL – 78 Avalanche Road – Demolition of rear porch and outbuilding and erection of a single-storey rear extension

NO OBJECTION

l) 18/007/FUL – Admiralty Buildings, Castletown – Erect extension to museum

NO OBJECTION

m) 18/013/FUL – 4 Pauls Mead – Erect balcony to front of property

NO OBJECTION

n) 18/043/FUL – 6 Delhi Lane – Demolition of garage and erection of dwelling

NO OBJECTION

o) 18/055/FUL – Land south east of 14 Hamm Beach Road – Formation of new boat sales area and additional patio area with alterations to landscaped areas. Retain existing storage containers and add cedar clad temporary office building to accommodate existing dive business

OBJECTION, on the grounds of the intrusive appearance of the storage, which has already been granted permission for five years and is detrimental to a popular waterfront area and the loss of the landscaping amenity.

The Committee was concerned that alteration work was carried out on site as part of the project before planning permission had been debated.

p) 18/063/FUL – 3 Belle Vue Cottages – Loft conversion with dormer to rear and erection of porch to south east elevation

NO OBJECTION

q) 18/101/DOD – Land at Portland Port, Castletown – Demolition of Permanent building (number 228) located in the “Peat Bays” / “Balaclava Bay”

NO COMMENT

r) 18/042/RES – Land east of 151 Weston Street – Approval of reserved matter relating to access, appearance, layout, scale, levels and single-storey design of outline approval WP/15/619/OUT: Residential development (eight dwellings) (resubmission)

OBJECTION, on the grounds that the scheme is not in accordance with the Development Plan, erodes the important open gap beyond the development boundary and is out of character with the area

s) 18/100/VOC – 173 – 181 Brandy Row – Demolition of existing industrial accommodation and erect nine dwellings and one residential conversion of existing building, car parking and external works (variation of condition 2 of planning permission ref WP/368/FUL – amended plans)

OBJECTION, on the grounds that the building scheme is detrimental to the character and appearance of the surrounding conservation area and overdevelopment of the site

The Committee requested that the application be considered by the Borough's Planning Committee.

2686 – TREE APPLICATIONS

It was proposed by Cllr. Nowak and **RECOMMENDED** – that members be issued with a list of new planning applications, including those for trees, on a weekly basis.

2687 – HUT 45

(Cllr. Reynolds left the meeting during the agenda item.)

It was agreed the Council should write to the Borough Planning Officer about their situation concerning Hut 44, where a disabled person was unable to gain entrance through lack of a ramp.

The Committee noted public dissatisfaction with the review process involved in considering Hut 45 and it was suggested such people draw it to the attention of the local MP.

2688 – PLANNING CONTRAVENTION ISSUES

None were reported.

2689 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL

There were none.

2690 – DATE OF NEXT MEETING

The Committee’s next meeting is scheduled to be held on Wednesday, 21st March 2018 in Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 9.35 pm.

Signed
(Chair)

Dated.....

MINUTE UPDATE

a) Minute 2682(a) – Review of Planning Application 17/664/CLP

We have not written to SSE yet because of competing work priorities.

b) Minute 2682(b) – Highway Issues: Parking on Verges

The details of what edging stones will be sited where are being finalised.

c) Minute 2685(o) – Land south east of 14 Hamm Beach Road

We have received a letter from the Borough enforcement officer (attached).

d) Minute 2685(i) – 17/1014/FUL – The Little Ship, Victoria Square

Work has started on this scheme prior to approval by the Borough.

e) Minute 2686 – Tree Applications

The recommendation remains to be approved.

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22 February 2018

[...]

Case Ref: WP/ENF/18/00015
Nature of Enquiry: Alleged commencement of development before Application
WP/18/55/FUL determined.
Location: LAND SOUTH EAST OF, 14 HAMM BEACH ROAD,
PORTLAND

I refer to your recent enquiry relating to the above.

I have spoken with the Director at the site and he has advised me that they are not planning to undertake and further significant works to the area. I have made it clear to them that the works that they have carried out so far, before any decision has been issued against their application, is entirely at their own risk.

At this stage I am not proposing to take any further action until such time a formal planning decision has been issued. However if in the meantime you become aware of any further significant works at the site, please contact me again.

[...]

Enforcement Officer

[Edited]

Planning Applications Notified by Weymouth & Portland BC

Consultation Start	Application No	Location and Proposal	Applicant and Agent's Name
26/2/2018	18/087/NMA	Easton Motor Services, Yeates Road	Easton Motor Services
		Amendment of planning permission 16/091/FUL - to fit a steel fire exit door on the north elevation	Architectural Design Services

Council Recommendation

22/2/2018	18/112/LBC	129 Wakeham	Ms Young
		Erection of a rear lean-to extension and to whitewash the front wall	Steven Jones Plan Design

Council Recommendation

19/2/2018	18/129/NMA	Cove Holiday Park, Pennsylvania Road	Colonial Leisure Ltd
		Amendment to planning permission 15/800/FUL - Reduction in size of the roof terrace; alignment / straightening of the rear wall of Lodges 3 and 4; creation of a sunken access path at the front of the lodges, in place of the sunken haha; rearrangement of elements within the front elevation of Lodge 5; addition of three photo-voltaic panels to the rear of the roof of Lodge 5, fully concealed behind the approved parapets; The proposal no ...	Morrow & Lorraine

Council Recommendation

13/3/2018	18/150/FUL	9 Rufus Way	Mr & Mrs Cranny
		Erection of attached dwelling	Steven Jones Plan Design

Council Recommendation

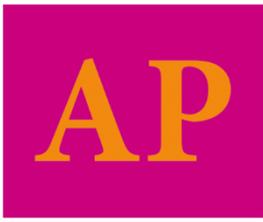
22/2/2018	TP/18/030	Land to the rear of 38 Wakeham	Mr Les Patteson
		Silver birch x 3 - reduce height by 25% and shape accordingly	Mr Gary Druitt

Council Recommendation

NATIONAL PLANNING POLICY FRAMEWORK

The attached document as it says is simply “a summary of the best bits from a parish and town council perspective.”

None of the four documents referred to on the first page of the summary have been included as these are respectively 28, 70, 56 and 5 pages long.



Andrea Pellegram Ltd.

Planning Local

NEWSLETTER

Issue 7, March 2018

The New National Planning Policy Framework (NPPF) draft for consultation has been published!

In case you have not heard, the long awaited redraft of the NPPF was published on 5 March 2018. It is a consultation draft and consultation closes on 10 May should you wish to comment. Responses are preferred via the electronic portal.

This is a summary of the best bits from a parish and town council perspective.

There are four documents relating to the consultation:

NPPF Consultation Proposals	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/488276/151207_Consultation_document.pdf
NPPF Draft text for consultation	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf
Draft Planning Practice Guidance for Viability	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685291/Draft_viability_guidance.pdf
Housing Delivery Test Draft Measures Rule Book	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685292/Housing_Delivery_Test_Measurement_Rule_Book.pdf

This ***Planning Local Newsletter*** will provide you with a flavour of the major changes from a strategic perspective. The Revised NPPF is double the length of the previous version and much of this relates to how the planning system should operate. That is what this newsletter will focus on.

For those of you who wish to learn more about how to apply the new NPPF policies, particularly as they relate to negotiating on new development or your neighbourhood plans, I will be preparing new training material for this and will probably also prepare a new toolkit or two for the *Planning Local* website. Watch this space.

I will take a guess here, but in my experience, central government planning proposals do not change much between the draft and final stages, so this is probably a very close approximation of what the new NPPF will mean for us all.

If you have any questions about this newsletter, the revised NPPF or if you need advice about how to respond, please get in touch!

REVISED NPPF (DRAFT)

INTRODUCTION

This is a reiteration of the importance of compliance with the development plan for each area with the NPPF at the heart. The NPPF does not cover nationally significant infrastructure projects, travellers or waste.

ACHIEVING SUSTAINABLE DEVELOPMENT

The definition of sustainable development has been updated, reflecting the language of the recent government consultations (*White Paper, Planning for the Right Homes in the Right Places* reported in previous newsletters).

Para.10 reiterates the presumption in favour of sustainable development which is set out in Para.11. As we all know, this is an instruction to planning authorities to seek to grant planning permission and to work with developers to design schemes that meet the provisions of the NPPF.

Para.11 (highlighted in a box) sets out the basic rules for plan-making and decision-taking. The emphasis has shifted, using new words like “flexible” and meeting the needs of “neighbouring areas”. This is because too many authorities, particularly in the South East, were unable to meet their own needs and were required to work with other authorities. The previous reliance on the Duty to Cooperate did not do this particularly well, so the new approach is to produce “statements of common ground” to strengthen and formalise this.

Regarding decisions, there is a new emphasis in Para.11 on making decisions quickly and granting permission where there are no policies or policies are not up to date (i.e. there is not enough housing land or housing delivery – more later). Footnote 7 is new and potentially important: this clarifies that where there is inadequate housing land supply or

provision, the ONLY reasons for refusal are for regulatory designations such as SSSI, Green Belt, National Park, and NOT local plan policies.

Para.13 is specifically about neighbourhood planning. It gives a clear message that NDPs are meant to deliver the fine grain of the planning authority's strategic policies and may "shape and direct" non-strategic development.

Para.14 is very important for those NDPS that allocate sites. It codifies the Ministerial Statement so that only a 3-year housing land supply or 45% of delivered housing sites needs to be demonstrated to be "up to date". Put another way, this now formalises the favourable rule that NDPs that allocate housing land are better able to fight off speculative housing development in their areas.

THE PLAN MAKING FRAMEWORK

Paras. 17-19 clarify current best practice that local plans should have strategic policies (which NDPs should "support") and local policies (which NDPs may augment and elaborate).

STRATEGIC POLICIES

Para.22 states that strategic policies (housing and economy mainly) should look to a 15-year horizon. This implies that NDPs should do this as well.

Para. 23 requires that strategic policies should be reviewed and updated AT LEAST every 5 years. Earlier reviews may be needed if local housing need is expected to rise.

MAINTAINING EFFECTIVE COOPERATION

Para. 26 reiterates the duty to cooperate between neighbouring planning authorities but Para. 27 specifically says that when formulating strategic matters, there should also be engagement with local communities. I feel that this is a strengthening of the previous position. Planning authorities are clearly being reminded that they need to speak to the affected communities in a meaningful way. This can only be positive. If your council is not being properly consulted by the planning authority, you can use this paragraph to remind them of their responsibilities to you.

LOCAL POLICIES

The revised NPPF envisages that NDPs have a particular role in preparing the local development plan and Para. 30 lists what you should be focusing on: site allocations, provision of infrastructure and community facilities, establishing design principles, development management policies.

Para.31 reiterates what we already know about the role of NDPs and reminds us that they cannot promote less development than set out in higher tier policies.

Para.32 states that once an NDP is in place, it takes precedence over existing "non-strategic policies" in the local plan unless newer policies come forward. Personally, I'm sceptical that development management officers will pay heed to this paragraph. I think

that too often, they will rely upon their own policies and overlook the NDP policies. If this happens, this is the paragraph you need to use to remind them that your NDP counts!

Para.33 is important for the NDP steering groups out there. The Para. is written for planning authorities but it applies to you too. It says that local policies “should be underpinned by proportionate, relevant and up-to-date evidence, focused tightly on supporting and justifying the policies concerned”. I think that this is raising the bar for NDP evidence. My take on this is that each policy in your NDP should be supported by specific evidence that is set out in a coherent planning argument (such as a background paper for each policy which is what the planning authority does for its own policies).

DEVELOPMENT CONTRIBUTIONS

At present, lot of planning decision-making time is taken up with arguing over developer contributions. Para.34 seeks to force local plans to contain enough detail that it is obvious, and unarguable, what the contributions should be. This is important and sits beside the new approach towards viability (more later). What this means is that planning policies (including in NPDs!) need to be very specific about what developer contributions are sought and in what circumstances and how they should be delivered. Your NDP policies need to be very clear and must specifically refer to the tests around developer contributions.

ASSESSING AND EXAMINING PLANS

Paras. 35 and 36 set out how local plan policies are tested in the hearing. Para.38 reiterates that NDPs must meet basic conditions. No changes here.

PRE-APPLICATION ENGAGEMENT AND FRONT LOADING

Paras. 40 and 41 puts a much stronger emphasis on the need for pre-application considerations and front loading. For any of you who have attended my courses, you know that I think that this is the most important part of the process and I’m delighted that this is being emphasized in the NPPF.

Para.41 encourages planning authorities to persuade applicants to engage with the local community. Use this paragraph where you feel that the planning authority or developer is not taking account of your community’s needs! More to the point, be sure that your planning authority’s Statement of Community Involvement meets the requirements of this paragraph.

TAILORING PLANNING CONTROLS TO LOCAL CIRCUMSTANCES

Para.53 encourages communities to use Neighbourhood Development Orders and Community Right to Build Orders and planning authorities are encouraged to help you do this. In practice, these are technically difficult to get right and must go through a referendum. Not many communities have actually used these tools. Do you want to say anything about this in your response to the consultation?

DELIVERING A SUFFICIENT SUPPLY OF HOMES

Paras. 66 and 67 are a big and positive change for those of you working on your NDPs. “Strategic plans should set out a housing requirement figure for designated neighbourhood areas”. This means that your planning authority must give you the number of new houses to be allocated for your area, and if you wish to allocate housing land (taking account of what has already been built and is permitted) your NPD can meet its need and no developer can argue that your NDP allocation was not good enough. This is another tool in your NDP toolbox to help your parish or town fight off unwanted speculative development.

IDENTIFYING LAND FOR HOMES

Paras. 68 and 69 set out how the planning authority should identify land for housing. The text is much clearer than before and there is a new differentiation between strategic sites and small sites.

Para.70 encourages NDPs to allocate small sites. If any of you have attended my training, you will know it is my view that the government is seeking to have the planning authorities focus on the large site and leave it to NDPs to find the small ones. This makes sense since the preparation of a SHLAA is arduous and many SHLAAs have a minimum site size to avoid needing to assess many small sites. Over to you, NDP steering groups! You need to find those small sites, allocate them, and then you can fight off speculative development under the 3-year rule.

There is a new category of housing site called “entry level exception sites” suitable for first time buyers and renters (Para.72). These sites should be outside existing settlements and are like exception sites – they are envisaged to be in rural areas.

Para.73 validates the role of very large housing sites in meeting housing need.

MAINTAINING SUPPLY AND DELIVERY

Para.74 is putting pressure on local plans to ensure that they are realistic and deliverable. They are required to include a trajectory over the plan period of how many units will be delivered every year. In some cases, where there are large sites, this trajectory should also be included. This is to ensure that housing allocations are realistic and provide the basis of annual monitoring to check whether projections are being met with delivery. A more refined “buffer” is set out which requires planning authorities to allocate extra land where this delivery is not meeting the projections.

Para.75 is important and a big change. Whereas the old NPPF said that a plan was out of date if it could not demonstrate a 5-year housing land supply, this version also states that it will be out of date where the delivery of housing has been substantially below the housing requirement trajectory over the previous three years. Wow. This means that even if there is a 5-year housing land supply, if it is not being built out fast enough, there is still considered to be a shortage in the area and the plan is out of date. Enter speculative developers.

This is very interesting – whereas the planning authority has some control over land allocations, the build-out rate is not in their control – it is developer-led. I think that this will cause a lot of discomfort for many areas. My advice is to allocate housing land in your NDP so you can enjoy the relaxed rules in Para.14. This is what the government is seeking to encourage you to do.

To help planning authorities to encourage housing developers to build the houses they promised and not create landbanks, Para.78 makes provision for planning conditions to ensure that development will begin in shorter than the current 3-year limit on decisions. Planning authorities can also take a developers' past performance on land-banking into account. Wow again! These are new provisions for planning authorities which seek to prevent landbanking.

RURAL HOUSING

This section is a relaxation of the previous approach that sought to avoid building in the countryside, though that's not what the text actually says. Para.80 says that "plans should identify opportunities for villages to grow and thrive" and talks about villages sharing services. This reflects a realisation that there is not enough housing land in urban areas and the land prices there are so high that affordable housing is difficult to deliver in them. This, taken with exception sites (Para.79) and entry level exception sites, means that more housing for people on lower incomes and new families will be available with a new rural focus.

DRAFT PLANNING PRACTICE GUIDANCE FOR VIABILITY

This is planning practice guidance which advises practitioners on how to interpret the policies in the NPPF. It is new and takes a revised approach to viability.

The basic message is that plans (including NDPs) should set out their requirements for infrastructure and affordable housing in sufficient detail and in such a way that all the policies are viable and can be delivered (i.e. there are no financial barriers to meeting policy provisions).

This reflects the new approach to viability testing. If you have attended my training sessions, we discussed how developers often modify the promises they make to communities as the scheme progresses, or after planning permission has been granted, because it costs more than they anticipated and their profit margins are not what they expect.

The new approach is giving a clear message to planning authorities (and that includes you NDP steering groups) that plans must have very clear and unambiguous policies on infrastructure requirements. It's also telling the development industry that they need to provide what the policies require and that prolonged arguments about their profit margins will not be as easy to use as a reason to drop infrastructure provision.

HOUSING DELIVERY TEST DRAFT MEASUREMENT RULE BOOK

This sets out the methodology of how planning authorities can measure the delivery of permissions against number of homes required. It relates to paras 11 and 75 of the revised NPPF.

TREE FELLING AT PENNSYLVANIA CASTLE

Penn Castle Tree Devastation

This letter was written as a response to the Penn Castle Manager after recent tree felling there:

Dear Jo,

Thank you for letting us know what you have been planning and operating for the sustainable tree strategy at Penn Castle. The Dorset County Council portal through which we can see any tree works applications has not been working well for some long while.

As we have not seen the planning application for the substantial changes to the wood we would be grateful if you could send us the link to the application and consent references so that we can have a better understanding.

Meanwhile, with only your recent letter sent to residents after the work as reference, we would like to raise the following issues of possible concern

We note your letter discusses "... close management - cutting back, coppicing and crowning along with a re-planting program..." but no mention is made of the substantial felling of currently healthy trees.

Your letter discusses 'maintaining' not creating some of the view from the original landscape of the castle. Many of the trees were originally planted by John Penn (original owner of the castle) in around 1800. Consequently any historical view of the castle should take this into account.

The letter says that "...over the years since the original estate was established many trees have taken root which were not part of the original landscape." Is this not the very nature of woodland over a couple of centuries?

The letter continues "...As part of our strategy we can...ensure the existing and new trees remain healthy and well managed." But this is not possible is it if you cut down some trees in their prime?

In particular we are concerned about the cutting down of healthy Elm trees. As you know there is a chronic shortage of healthy elms and the specimens in question were not affected by the disease. "... much of the work around the woodland area has been to elm trees which typically become infested with the Dutch Elm Beetle at about the size of the trees we have been felling." 'Typically' does not mean that these elms would have become diseased.

Your letter talks about how the view from the castle used to be but as you know the Island is generally considerably greener than in past centuries and we are keen to ensure that this continues as trees are good for the environment, for the prevention of soil erosion and for screening businesses and quarries from residents. We are concerned that so many naturalised species are being removed in favour of

ornamental trees and would like your reassurance that the replanting plans are intended to restore the wood.

"...all our activities have all been agreed with the Local Authority and that no birds have been disturbed in the process." We would beg to differ with this interpretation in that roosting, nesting and feeding possibilities have been curtailed just at the start of Spring; not just for birds but also bats. A significant amount of ivy has also been destroyed. This not only provides nesting habitat but also flowers for insects.

Our other more general concerns are as follows.

We understand that trees have to be managed but there are always different views on how this should happen even between experts, decisions being subject to different approaches and perspectives. For example, our concern is that the woods are being managed with Penn Castle's needs for views uppermost rather than taking into account the balance of needs of the wood itself and of local residents.

The planning consent for parties and events at the castle was based upon the current situation and we hoped that we would be shielded from the castle both aurally and visually by the existing tree cover. The light and noise pollution caused by late night social events have been considerably alleviated by the existence of the wood.

The clear fell area next to St Andrews Church risks the onset of soil erosion, normally reduced by root complexes, and thus poses a direct threat to what remains of the church. We wonder whether you have contacted Church Commissioners who I understand own the land and are responsible for maintenance of the remains of the Church?

Because we have not seen planning application notices or permissions posted up at the wood or been able to access them online we stress that this letter is in response to your own. There may be further questions arising from seeing the relevant papers.

Yours Sincerely

Douglas Stem, Sheila Ryan, Sian Alcock

cc. for information our local councillors and relevant departments, volunteer rangers and residents.

Douglas Stem

HIGHWAY ISSUES: STATION ROAD

From: Neil Garland
Sent: 12 March 2018
To: Portland Town Council
Subject: Neil Garland Reforne Portland

[...]

I live on the corner and station road. I park in the disabled bay outside my side door onto station road. People are parking opposite my car where it is narrow stopping vehicles passing or they are causing damage to the parked cars. My car has been damaged and I have reported it to the police as they just drove off. This is stressing me out and I worry when people park there if anyone is going to damage my vehicle.

There is no way any emergency vehicles would be able to get though when vehicles are parked both sides

Please see attached photo of area concerned and on the second picture the black X is were vehicles are parking

[...]

[See overleaf]



HIGHWAY ISSUES: VERNE COMMON ROAD

From: Paul Claricoates
Sent: 11 March 2018
To: Cllr Kate Wheller
Copy: Portland Town Council
Subject: New Parking Restriction Request

[...]

I understand from the County Council website, that any request for new parking restrictions have to put through the local council and county council member.

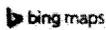
So, I am asking you both to consider my request to implement a new restriction with double yellow lines on the first bend of Verne Common Road, as it approaches up to the bend with Harbour View Road (I have attached a map I have obtained from Bing to try and illustrate this and pinned an indicator to try and give some guidance as to the approach I am referring to, as the County Council does not provide a method to illustrate this otherwise).

The reason I am asking for this request, is one of safety not only to road users ascending or descending Verne Common Road, but also for the ease of access of emergency vehicles to the area, either ambulances or relevant vehicles for the Prison, as well as ease of access by refuse vehicles.

The reason I am asking for this, is not only have I regularly seen vehicles double parked on this stretch of the road, leaving a very narrow access point between the end of one set of parked vehicles on one side of the road and the start of a new set of parked vehicles on the other, but you are also forced to traverse ascending up Verne Common Road, forced onto the opposite side of the road, with vehicles either then descending down from the turn from the upper levels of Verne Common Road or coming onto Verne Common Road from Harbour View Road at speed coming onto the stretch and bend, with you trying to traverse up and past this trail of parked cars approaching this bend.

My major concern is the limited access space that is created between the two series of flows of parked cars and the risk to life in the event someone needs an ambulance or a fire engine and the issue they will have gaining access. No doubt as with all of these things, my request will fall on deaf ears and it will take a tragedy before someone else in the position of power, can see, what I am seeing regularly and the danger to life that is being gambled.

[...]



22 Verne Common Road, Castletown, DT5 1

Type your notes here.

