

PORTLAND TOWN COUNCIL

Council Offices
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16th May 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 22nd May 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 24th April 2019**
- 4. Chairman's Report, Minute update and matters arising since the last meeting**
- 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**
 - a) Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan
- 10. Highway issues**
 - a) A354 – Fortuneswell Junction with Artists Row (See Annex B).
- 11. Date of next meeting**

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

NEW PLANNING APPLICATIONS as at 22nd May 2019

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	
WP/19/00347/FUL	LAND ADJACENT TO VICTORIA BUILDINGS, LERRET ROAD, PORTLAND	Erect block of 5 in no. industrial units	15 Jun 2019	
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	
WP/19/00319/FUL	LAND AT JUNCTION OF WIDE STREET AND NORTH OF, TRADECROFT, PORTLAND	Erection of 7 industrial units (B2)	15 Jun 2019	
WP/19/00395/FUL	14 SANDHOLES CLOSE, PORTLAND, DT5 2LZ	Erect 2 storey rear extension	8 Jun 2019	
WP/19/00298/FUL	SUNSEEKER INTERNATIONAL LTD, COODE WAY, PORTLAND, DT5 1BL	Erection of a building to house containerised biomass boiler system.	4 Jun 2019	
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 4) Closure options of the mine 	24th May 2019	

		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		
WP/19/00295/FUL	29 VENTNOR ROAD, PORTLAND, DT5 1JE	Replacement of existing raised patio area, removal of portion of garden well to facilitate vehicular access to new parking area under replaced patio. To incorporate new access steps to dwelling.	24th May 2019	
WP/19/00288/FUL	HUT 16, FIELD 760, ACCESS TO FIELDS 737 AND 739 AND 760 AND 761 AND 765 PORTLAND BILL, PORTLAND	Replace existing beach hut	21st May 2019	
WP/19/00247/COU	19 HAMM BEACH ROAD, PORTLAND, DT5 1DX	Change of use of first floor office unit from (B1 use) to beauty, hair & massage salon (A1 use)	19th May 2019	
WP/19/00379/NMA	115 FORTUNESWELL, PORTLAND, DT5 1LU	Amendment to planning permission 11/00687/ful : On the approved plans it showed the middle house with random rubble stone laid to course, we would like to render this house smooth to match the dwellings each side.	No comment required – included for information	
WP/19/00385/CATR	1 OLD RECTORY, OLD HILL, PORTLAND, DT5 1LQ	T1 & T2 Sycamore - Fell - excessive shading	No comment required – included for information.	
WP/19/00367/CATR	9 FORTUNESWELL, PORTLAND, DT5 1LP	T1, T2, T3 & T4 Sycamore - Fell - poor condition	No comment required – included for information.	

WP/19/00330/CWC	SITE Q OSPREY QUAY, HAMM BEACH ROAD, PORTLAND	Request for confirmation of compliance with conditions 5, 6, 16 & 17 of planning approval WP/18/00699/FUL	No comment required – included for information.	
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PORTLAND TOWN COUNCIL

**PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING
HELD IN THE PORTLAND COMMUNITY VENUE
ON WEDNESDAY 24th April 2019 AT 7.00 PM**

PRESENT: Councillors Charlie Flack (Chairman), Jo Atwell, Sue Cocking, Dave Thurston, Rod Wild, Rob Hughes and Jim Draper.

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

2837 – APOLOGIES FOR ABSENCE – No apologies for absence were received.

2838 – DECLARATIONS OF INTEREST

- a) Cllr Wild declared a non-pecuniary interest in WP/00209/FUL
- b) Cllr Hughes declared a non-pecuniary interest in WP/19/00162/PIP
- c) Cllr Atwell declared a non-pecuniary interest in WP/19/00179 and 180
- d) Mr Andy Matthews declared a non-pecuniary interest in WP/19/00162/PIP advising that he intended to provide advice on policy.

2839 – MINUTES OF THE MEETING HELD ON 20th MARCH 2019

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

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

Item 2833 - 57 Rip Croft – Unauthorised dormer window. The Chairman advised that he had received a response from the Planning Enforcement Team who had visited the site and agreed that the alternation was a breach of planning control. He further advised that the owner must now submit a planning application.

Item 2835 (viii) - Abandoned caravan – Easton Car Park. Cllr Atwell informed the meeting that the caravan that had been reported as abandoned in the Easton Car Park had been removed.

2841 – PUBLIC PARTICIPATION

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

2842 – 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.

2843 - PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL

The advisory committee discussed 16 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)

- a. Approval of Neighbourhood Plan Minutes – As it was agreed at the Full Council Meeting dated 27th March 2019 that the Neighbourhood Plan Committee should be subsumed into the Planning and Highways Committee Meeting there was an action on the Planning and Highways Committee to approve the minutes from the Neighbourhood Plan Committee Meeting dated 9th January 2019. A review of the minutes was undertaken and declared to be an accurate record of the meeting and signed by the Chairman.
- b. 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.

2846 – HIGHWAY ISSUES

- a. Mr Vincent advised the meeting of a number of highways issues that he had observed around the Island.
 - i. Brown Tailed Moths – he stated that there were a number of nests and caterpillars. The Chairman advised that this was an Island wide issue and that the Environmental health team had been informed and a response was still being awaited.
 - ii. Mr Vincent also advised that there were a number of drains blocked around Top Hill and enquired when the statutory drain cleaning would be carried out.
 - iii. He further advised that toilet waste was flowing from the manhole cover at the Yeates Toilets, and that 18 camper vans had overnighted at New Ground Car park, despite there being signs that prohibited this. He had also observed that the rubbish bin was overflowing, and the Council's large bin situated in the car park was three quarters full. Mr Vincent asked how this situation could be policed. Cllr Cocking responded, stating that at the moment there was little that the Council could do, and that this situation would remain until such time that the land was legally transferred to Portland Town Council (PTC). Until that time PTC did not have any statutory legal power of enforcement; and indeed, that was the case for all Parish or Town Councils. The Chairman felt that this was a subject that could be proposed for inclusion on the annual DAPTC conference. A discussion ensued about the level of campervans overnighting on the Island and whether there was any potential for charging for overnight camping. However, it was agreed that there were other implications that needed to be considered before that action was taken forward.

- iv. He observed that some Dog Lead signs were still showing as W&PBC and needed to be replaced with Portland Town Council Signs. Cllr Draper responded that whilst PTC were responsible for some of the signs the Highways Agency were responsible for any that were on the Highways and this included the Dog Lead signs and as such the responsibility of Dorset County Council.
- b. The Chairman advised that he had received a request from Europartner Language School who wished to use the Masonic Car Park for short periods on Sunday afternoons throughout the summer for dropping off and picking up students. No objections were raised, and the Clerk is to inform Europartner of the decision.
- c. An email has been received from a fisherman who is having trouble parking due to the overparking of taxis. The Committee considered that as there was a local car park close by there was little that could be done to alleviate the situation and that use of the local car park (now free) should be taken advantage of.
- d. The Chairman also advised that social media had highlighted that double yellow lines had been hand painted on the road just past the opening to Church Ope Car Park. As this was considered to be a Highway's issue there was no action on PTC.
- e. Cllr Atwell asked whether there had been any response to the letter sent by the Clerk to the Highways Officer regarding the removal of redundant bus stops. The Clerk explained that she had received a response stating that each of the requests were being scored (along with all requests received) and that they would be tackled in the order of highest score first.

2847 – DATE OF NEXT MEETING

The Committee's next meeting is to be held on Wednesday, 22nd May 2019 in Portland Community Venue, Three Yards Close starting at 7.00 pm.

The meeting ended at 21:00

Signed..... (Chairman)

NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNTY COUNCIL

Planning Reference	Address	Details	Consultation Expiry Date	Planning Committee Decision
WP/19/00210/FUL	Land at Mereside, Portland	Erection of showroom/office and workshop buildings and use of land for car parking, boat parking and storage.	26 th April 2019	Portland Town Council support this application on the grounds that it will have little impact on amenities and will add to local employment opportunities.
WP/19/00179/FUL	HM YOI, The Grove, Portland, DT5 1DL	Replace smoke vents to gable walls	29 th April 2019	Portland Town Council supports this application on the grounds that it will have little impact on neighbouring properties and supports essential work.
WP/19/00180/LBC	HM YOI, The Grove, Portland, DT5 1DL	Replace smoke vents to gable walls	29 th April 2019	Portland Town Council supports this application on the grounds that it will have little impact on neighbouring properties and supports essential work.
WP/19/00278/VOC	Underhill Community Junior School, Killicks Hill, Portland, DT5 1JW	Partial demolition of the existing school buildings (Class D1) and the construction of new dwellings etc.	3 rd May 2019	Portland Town Council supports this application on the grounds that the changes benefit the local community with the offer of affordable housing. This support is subject to the comments of the affordable homes officer.
WP/19/00281/DOM	4 Sweethill Lane, Portland, Dorset, DT5 2DT	Erection of a single storey rear extension.	5 th May 2019	Portland Town Council supports this application on the grounds that there is little impact on amenity of neighbouring properties.
WP/19/00269/OBL	Portland Lodge, Easton Lane, Portland, DT5 1BW	Modification of planning obligations of Section 106 Agreement	28 th April 2019	No comment

WP/19/00227/OBL	Redundant Buildings, Broadcroft Quarry, Bumpers Lane, Portland, DT5 1HW	Modification of planning obligations of Section 106 Agreement	28 th April 2019	No comment
WP/19/00228/FUL	The Joinery, Chiswell, Portland, DT5 1AW	Erect first floor balcony	20 th May 2019	Portland Town Council support this application on the grounds that it does not impede the privacy or the light of neighbouring properties. Support is subject to the comments of the conservation officer.
WP/19/00197/FUL	Land adjacent to Victoria Buildings, Lerret Road, Portland.	Erection of block of 5no. Industrial Units	5 th May 2019	Portland Town Council are unable to access all of the documents provided and ask for a one-month extension to enable further consideration once DCC have resolved the technological issues.
WP/19/00209/FUL	1A Belle Vue Terrace, Fortuneswell, Portland, DT5 1LD.	Demolition of an existing single garage & erection of 2 no dwellings.	3 rd May 2019	Portland Town Council object to this planning application and supports the comments made by the Conservation Officer with regard to over development and loss of green space.
WP/19/00318/ADV	Site Q Osprey Quay, Hamm Beach Road, Portland	Display of 2no. internally illuminated flag pole signs, 3 no. internally illuminated fascia signs, 4 no. externally illuminated billboards (wall mounted) 1 no. externally illuminated poster display unit.	28 th April 2019	Portland Town Council object to the erection of 2 in number internally illuminated flag pole signs on the grounds that design, appearance and materials used are overly intrusive in a site of special scientific interest. PTC would however, support signage on the roundabout in keeping with other advertising solutions.
WP/19/00199/FUL	Katrine, Avalanche Road, Portland, DT5 2DJ	Erection of single storey rear extension; erect first floor extension to form additional living accommodation etc	3 rd May 2019	Portland Town Council support this application on the grounds that there is no loss of amenity to neighbouring properties.

WP/19/00162/PIP	Land Adjacent to former gatehouse, West Way, Southwell Business Park, Portland.	Erection of up to 8 no dwellings	26 th April 2019	Portland Town Council strongly objects to this planning application on the grounds that the proposal contradicts the 106-agreement dated 5 th March 2014 which defined this area as a school site, and which cannot now be changed to a residential site without change of the original 106 documents. In addition, the planning application will remove a large part of the car-park and will exacerbate not only nearby highways issues but will impact the whole of the local area.
WP/19/00154/FUL	85 Harbour View Road, Portland DT5 1EP	Erection Studio	2 nd May 2019	Portland Town Council object on the grounds that the layout and density of the proposed dwelling (studio) will have a detrimental impact on neighbouring properties. The description of the studio is misleading and more representative of an additional dwelling.
WP/19/00251/FUL	HUT 12, Field 762, Portland Bill	Replacement Beach Hut	11 th May 2019	Portland Town Council supports the application on the grounds that the overall footprint of the hut does not increase.
WP/19/00244/FUL	Site of former 34A Chiswell, Portland.	Erect Dwelling	11 th May 2019	Portland Town Council supports this application on the grounds that the dwelling is in keeping with locality. Support is subject to the comments of the environment and conservation agencies.

Planning and Highways Meeting 24th April 2019

Neighbourhood Plan Update

a) Matters arising from previous meeting

The Local Planning Authority have responded to the Town Council's concerns as set out in the last meeting. They have given assurance that the additional work referred to was part of the Options exercise and that their position in regard to potential development sites on Portland remain aligned with our own Neighbourhood Plan objectives. They are supportive of the Neighbourhood Plan having a regular review process. A five-year period is the recommended norm for this.

Nevertheless, the emphasis of the new Dorset Council will be housing and business growth and therefore the use of this information could change in concluding the Local Plan review. It is advisable that the Town Council should be open minded around other economic /environmental and social opportunities to protect the character and landscape of the Island from inappropriate development.

b) Current position

- i) We have received the Habitats Regulation Assessment (HRA) back from AECOM. This assess the impact of Neighbourhood Plan policies on European Designated Sites either singly or collectively. We have shared this document with the Local Planning Authority. The document recommends some minor additional wording to some policies in particular EN5 Historic Piers, EN8 The Verne, BE6 The Northern Arc, and ST1 Sustainable Tourism which was accepted. However, there was a recommendation to include an overarching Policy which may specific reference to the protection of European Sites given the constrained nature of the Island. We felt that there was a danger that the Inspector would view this as a duplication of Local Plan Policy EN2 and potentially strike this out. However, after having a further discussion with the Planning Authority they felt that it was appropriate to include this as a belt and braces approach to avoid other policies being rejected in the absence of such an overarching policy. The HRA has now been referred to Natural England for their comments upon the receipt of which the Local Planning Authority will compile an appropriate assessment which include outlining measures around mitigation and avoidance of impact.
- ii) We have also asked AECOM if there will be any changes in the Strategic Environmental Assessment Draft.
- iii) We have been compiling (with the LPA's support) a revised series of maps to inform the policies in the Plan. In looking at policy areas in larger details we have made some small adjustments to alignments and mapping and these will be listed as part of the proposed appendices and separate policy mapbook which will form part of a submission documents.

Whenever possible we are pressing the various bodies around concluding matters so we can make formal submission.

Andy Matthews 24th April 2019