

**PORTLAND TOWN COUNCIL**

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16<sup>th</sup> January 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 23<sup>rd</sup> JANUARY 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. Minutes of the meeting held on 13<sup>th</sup> December 2018**
- 4. Chairman's Report, Minute update and arising since the last meeting:**
  - (a) Item 277a – Concerns regarding the bend on High Street
  - (b) Relaxation of the clearway on one side of Easton Lane
  - (c) Additional Parking in Easton – Update from Andy Matthews
  - (d) Portland Stone - Scoping Opinion for development of a mine to extract Portland Stone.
- 5. Public participation**
- 6. Update on current planning applications**
- 7. New planning applications notified by**
  - a) Weymouth & Portland Borough Council – Annex A
- 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 Wednesday, 20<sup>th</sup> February 2019 at Portland Community Venue, Three Yards Close, Portland starting at 7.00 pm.

## **PORTLAND TOWN COUNCIL**

### **PLANNING & HIGHWAYS ADVISORY COMMITTEE MINUTES OF THE MEETING HELD IN THE PORTLAND COMMUNITY VENUE ON THURSDAY 13<sup>th</sup> DECEMBER 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 one member of the public.

#### **2791 – APOLOGIES FOR ABSENCE**

Councillor Lees

#### **2792 – DECLARATIONS OF INTEREST**

Councillor Cocking declared a non-pecuniary interest in Albion Stone in connection with the new planning application notified by Dorset County Council.

#### **2793 – MINUTES OF THE MEETING HELD ON 21<sup>st</sup> November 2018**

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

#### **2794 – CHAIRMAN'S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING**

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

The Chairman confirmed that he had not yet received any further correspondence from the Community Highways Officer.

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

To be dealt with under Highway's issues – Item 10.

#### **2795 – PUBLIC PARTICIPATION**

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

#### **2796 – 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.

#### **2797 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

The advisory committee discussed 8 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.

## **2798 – PLANNING CONTRAVENTION ISSUES**

No planning contravention issues were tabled

## **2799 – NEIGHBOURHOOD PLAN**

AM referred to the Report and amended draft policy statements which had previously been circulated to members. He highlighted the areas where there were still some differences with the Local Planning Authority, although they had reiterated their general support for the Plan.

The following was discussed

Port BE6 - Northern Arc - The committee noted the additional flexibility now indicated but also the reference to other policies in the Plan.

Port HS3 - Second Homes. There was a discussion around the effectiveness of using the Electoral Register and also the reality around some homes with attractive views only being able to be sold on a cash basis which gave some residents a level of financial return. RN raised the issue of some homes, with a restriction for local occupation, being sold with an intention to be used as buy to let. AM and JD advised that a 'hard' policy would be resisted by the Local Planning Authority as it appeared to be 'stifling development' in other areas where it had been introduced and that a voluntary policy would be more likely to be acceptable, in addition this strategy underpinned the nature of the debate around second homes now being obtained. As an example, RN indicated a situation where a local person had accepted a lower offer because they could prefer to sell to someone who wished to live locally against a second home interest and this was not in an area with a sea view. AM advised that the Planning Authority had suggested a helpful amendment around the re-use of non-residential redundant buildings.

Port HS4 - Hardy Block. AM outlined the issues, but it was felt that until the block's development was more certain the views of the Community should be sustained through retention of this policy.

### **The committee approved the amendments to the policy wording statements**

#### **Additional Non-Material Request**

AM advised that he had received two requests from the Consultant advising the Eden Portland Project. One was of a material nature and should be referred to the next consultation stage Regulation 16 the other was a minor text amendment to para 13.5 first sentence which would now read.

This was agreed by the Committee

It was noted that Portland should be helped significantly by the development of a major tourist attraction such as the proposed 'Eden Portland' project (formerly the Jurassica and MEMO projects)

#### **Next Stages**

AM proposed that it would be helpful if we were to hold a public information event on the 9th January 2019 the provisional date in the Town Council's schedule, to set out the proposed submission version of the Plan together with

other supporting documents and to also advise on the next stages of the plan and how residents could continue to make representation.

**A Neighbourhood Plan Meeting is to be held on 9<sup>th</sup> January 2019 at PCV.**

**2800 – HIGHWAY ISSUES**

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

The Chairman confirmed that he had emailed the Community's Highway's Officer regarding the relaxation of the clearway between 6pm and 7am but had yet to receive a response but stated that he would hasten the Community's Highway's Officer.

**b. Additional Parking**

In relation to item 2789b above, a discussion was held on the merits of pursuing the creation of an additional car park along Grove Road. It was highlighted that a car park in this area would not have direct access to the Drill Hall and that pedestrians would still be required to walk along the road. Andy Matthews noted that, as the area under discussion was owned by Albion Stone, any discussion on a future car park would be dependent upon their agreement.

**Andy Matthews to approach Albion Stone**

**2801 – DATE OF NEXT MEETING**

The Committee's next meeting is to be held on Wednesday 23<sup>rd</sup> January 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 Meeting  
Dated 13<sup>th</sup> December 2018**

**NEW PLANNING APPLICATIONS –**

| Planning Reference | Address   | Details   | Consultation Expiry Date | Comment   | Committee Decision                       |
|--------------------|---|---|--------------------------|---|--|
| WP/18/00873/FUL    | EUROTUBES UK, PARK ROAD, PORTLAND, DT5 2AD                                    | Change of use & conversion from Light Industrial (B1 use) to 9no. dwellings (Use C3) (Full)   | 13-Dec-2018              | As this is not a listed building and the conversion will have limited impact on neighbouring properties the submission is supported. A very sympathetic scheme.   | <b>Supported</b>                         |
| WP/18/00908/FUL    | HUT 6, FIELD 762, ACCESS TO FIELDS 733 TO 735 AND 762 PORTLAND BILL, PORTLAND | Erection of beach hut (Retention) (Full)  | 13-Dec-2018              | This is a renewal of an existing planning permission (not the erection of a new beach hut) it will have no impact on surrounding area.<br>There were concerns over the quality of the supporting documents. | <b>Supported</b>                         |
| WP/18/00893/CWC    | 5 SIDON MEWS, PORTLAND, DT5 1FG   | Request for confirmation of compliance with all conditions of planning approval 09/00266/FULM (Compliance with conditions)  | 06-Dec-2018              |   | <b>We are not able to make a comment</b> |
| WP/18/00886/CLP    | 35 PARK ROAD, PORTLAND, DT5 2AD   | Compliance with commencement condition and continuation of the development approved under WP/14/00252/OUT and WP/14/01019/RES. (Certificate of Lawfulness (Proposed)) | No date provided         |   | <b>We are not able to make a comment</b> |

|                          |   |  |             |  |   |
|--------------------------|---|--|-------------|--|---|
| WP/18/00922/FUL          | 22 NEW STREET, PORTLAND,<br>DT5 1HH                           | Demolition of extensions. Erection of front and side extensions and rear patio. Alterations to windows and doors. Remove chimney stacks. Widen existing driveway access and additional internal alterations (Full) | 23-Dec-2018 | No objection. The proposed extension will be in keeping with the area. As it will not impose on other properties this application is supported.  | <b>Supported</b>  |
| WP/18/00925/FUL          | 4 REAP LANE, PORTLAND,<br>DT5 2DW                             | Demolish of side store and erection of single storey side and rear extensions (Full)   | 22-Dec-2018 | No objections raised. As the proposal is for a single storey extension and will not have a detrimental affect on the neighbouring property.      | <b>Supported</b>  |
| WP/18/00942/CATR<br>Tree | 18 VENTNOR ROAD,<br>PORTLAND, DT5 1JE                         | T1 Sycamore - Fell - outgrown location (Conservation Area Tree Works)  | 15-Dec-2018 |  | <b>Included for information – not a consultee</b>         |
| WP/18/00943/TPTR<br>Tree | ODESSA, 60A WAKEHAM,<br>PORTLAND, DT5 1HN                     | T6 Sycamore - Fell- causing structural damage to wall T7 Ash - Fell - Causing structural damage to wall (TPO tree works)   | 19-Dec-2018 |  | <b>Included for information – not a consultee</b>         |
| WP/18/00951/FUL          | 85 HARBOUR VIEW ROAD,<br>PORTLAND, DT5 1EP                    | Erection of single storey extension (Full)   | 22-Dec-2018 | No objections were raised and as the proposal is for a single storey extension it will not have a detrimental affect on neighbouring properties. | <b>Supported</b>  |
| WP/18/00947/NMA          | COVE HOLIDAY PARK,<br>PENNSYLVANIA ROAD,<br>PORTLAND, DT5 1HU | Amendment to planning approval WP/15/00800/FUL & WP/18/00129/NMA - Amendment to size of roof terrace, omit the chimneys and brise-soleils and increase number of PV panels from 3 to 9 (Non-Material Amendment)    | 22-Dec-2018 |  | <b>No comment allowed. Included for information only.</b> |

|                 |   |  |             |   |                   |
|-----------------|---|--|-------------|---|-------------------|
| WP/18/00941/RES | 30 WESTCLIFF ROAD,<br>PORTLAND, DT5 2HP | Application for approval of reserved matters for access, appearance, landscaping, layout and scale of outline application reference WP/17/00645/OUT allowed under appeal reference APP/P1235/W/18/3193806 (Approval of Reserved Matters) | 26-Dec-2018 | No comment is made on this planning application as there is no wish to prejudice any further applications made.   | <b>No Comment</b> |
| WP/18/00930/FUL | 88 FORTUNESWELL,<br>PORTLAND            | Change of use of ground floor from hairdressing/beauty salon (Use Class A1) to residential (Use Class C3) (Full)   | 06-Jan-2019 | Fortuneswell is a key local centre and loss of any amenities would be detrimental to that area. No alternative use has been demonstrated or evidenced. It is Portland Town Council's view that local and neighbourhood centres should be reinforced.  | <b>Object</b>     |
| WP/18/00940/FUL | PLOT X, MULBERRY AVENUE,<br>PORTLAND    | Erection of 2no. blocks of two storey business units comprising of 3no. Class B1 units and 6no. B8 units with associated parking and landscaping (Full)  | 03-Jan-2019 | Portland Town Council object to this application on the grounds that the proposed building would not be in keeping with the area and refers to the comments made in the letter dated 19th December 2017. Further Portland Town Council wish it to be noted that they welcome employment to the area but structures supporting this employment must be sympathetic to design, scale and materials of the | <b>Object</b>     |



|                                |  |  |             |  |  |
|--------------------------------|--|--|-------------|--|--|
|                                |  |  |             | previous buildings on this site (red brick).   |  |
| WP/18/01003/CATR               | PORTLAND CASTLE, LIBERTY ROAD, PORTLAND, DT5 1AZ | Sycamore T32 - Remove lowest western branch to crown raise by 1-2m over footpath and shrub bed and remove small branch to the east - to provide more light Sycamore T46 - Fell - very poor suppressed tree with dieback and no long-term future (Conservation Area Tree Works) | 03-Jan-2019 |  | <b>Included for information – not a consultee.</b> |
|                                |  |  |             |  |  |
| Dorset County Council Planning | Albion Stone PLC – Easton Street, Portland       | Partial infilling of existing quarry void with natural stone, quarry and masonry works waste and change of use to open storage of Portland stone blocks.   | 14-Dec-2018 | It was noted that planning permission had been approved and there was therefore no action for PTC. | <b>No Comment</b>                                  |

NEW PLANNING APPLICATIONS – 23<sup>rd</sup> January 2019

| Planning Reference | Address   | Details   | Consultation Expiry Date | 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              |   |
| WP/18/00970/FUL    | BILLY WINTERS BAR DINER, PORTLAND BEACH ROAD, PORTLAND, DT4 9JZ | Retention and first floor expansion (Full)  | 27-Jan-2019              |   |
| 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 |
| 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              |   |
| WP/18/00747/LBC    | THE OLD SCHOOL HOUSE, REFORNE, PORTLAND, DT5 2AN                | Replace existing sash window (Listed Building Consent)  | 18-Feb-2019              |   |