

## PORTLAND TOWN COUNCIL

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16<sup>th</sup> May 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, 23<sup>RD</sup> MAY 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

Wayne Lewin  
Interim 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 25<sup>th</sup> April 2018** – to agree and sign (see attached)
4. **Chairman’s Report, Minute Update and Other Matters Arising** – to receive
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 (to follow)
8. **Planning Contravention Issues** – to receive reports
9. **Planning Applications Notified by Dorset County Council** – to consider
10. **Highway Issues** – to consider correspondence from the public regarding:-
  - a) To discuss the proposal from Dorset & Wiltshire Fire & Rescue Service on the parking issues at Station Road and Verne Common Road (to follow)
  - b) To discuss the safer routes to school along Park Estate Road from Dorset County Council (see attached)
  - c) To update and further discuss the reply from Dorset Councils Partnership on car parks in Portland (see attached)

**11. Date of Next Meeting**

The Committee's next meeting is scheduled for Wednesday, 20<sup>th</sup> June 2018, venue to be confirmed 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, 25<sup>th</sup> APRIL 2018 AT 7.00 PM**

**PRESENT:** Councillors Charlie Flack (Chairman), Susan Cocking, Lucy Grieve, Ray Nowak, Chris Gover, Jim Draper and David Thurston.

**IN ATTENDANCE:** Andy Matthews (Neighbourhood Plan Working Group), Cllr. Katharine Garcia (Dorset County Council & Weymouth & Portland Borough Council) and one member of the public.

**2705 – APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Rod Wild, Sandra Reynolds, Jo Atwell and Sue Lees.

**2706 – DECLARATIONS OF INTEREST**

No declarations were received.

**2707 – MINUTES OF THE MEETING HELD ON 21<sup>ST</sup> FEBRUARY 2018**

Minute 2691 should read “Apologies were received from Councillors Chris Gover, Jim Draper and Sue Lees.”

With this amendment the minutes were formally agreed and signed as a correct record.

**2708 – CHAIRMAN’S REPORT, MINUTE UPDATE AND OTHER MATTERS ARISING**

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

<b>Application No</b>	<b>Town Decision</b>	<b>Borough Decision</b>
15/767/FUL	Objection	Pending
16/501/VOC	Objection	Pending
Commons Act, s38	No Objection	Pending
17/732/ADV	No Objection	Approved
17/760/LBC	No Objection	Approved
17/781/RES	No Objection	Approved
17/852/FUL	Objection	Pending
17/866/OUT	Objection	Pending
17/916/RES	Objection	Approved
17/920/FUL	Objection	Refused
17/966/LBC	No Objection	Approved
17/971/FUL	Objection	Approved
17/1008/FUL	No Objection	Pending
17/1014/FUL	No Objection	Approved
17/1015/LBC	No Objection	Approved
18/003/FUL	No Objection	Approved

18/007/FUL	No Objection	Approved
18/043/FUL	No Objection	Approved
18/055/FUL	Objection	Approved
18/063/FUL	No Objection	Approved
18/042/RES	Objection	Approved
18/100/VOC	Objection	Pending
18/087/NMA	No Objection	Approved
18/112/LBC	No Objection	Approved
18/129/NMA	No Comment	Approved
18/150/FUL	No Objection	Approved
TP/18/030	No Comment	Approved
18/042/RES	Objection	Approved
18/096/FUL	No Objection	Approved
18/151/ADV	No Objection	Pending
18/164/LBC	No Objection	Pending
18/196/OFF	No Comment	Approved
TP/18/049	No Comment	Pending

**a. Minute 2701(c) – Portland Marina, Hamm Beach Road**

The Clerk was requested to contact Land Trust regarding the continued works at Portland Marina.

**b. Minute 2674(b)**

The Chairman confirmed that this matter had been raised separately with the Planning Authority but has now received approval.

**2709 – PUBLIC PARTICIPATION**

There were no comments from the public.

**2710 – NEIGHBOURHOOD PLAN**

Mr Matthews updated the Committee. He confirmed that a strategic environmental assessment had been received from AECOM which looks at policies and assesses the environmental impact of these. In general, the report found that focusing proposals within the development boundaries was more environmentally sound and similarly policies which managed the potential for second homes. The report together with the updated plan will now be subject to further consultation in June under regulation 14 requirements. This consultation will require writing formally to various statutory, community and voluntary organisations as well as landowners and businesses and it was an opportunity for the Town Council to engage directly with these. He also reported that the Neighbourhood Plan grant application for just over £3k had been successful and provided additional resources to those set aside by the Council.

He concluded by advising that a few minor adjustments to the wording of the Plan to accommodate comments by the Port had been made but some requests were felt better left to the formal consultation phase so this could be recorded accordingly.

**2711 – PLANNING APPLICATIONS NOTIFIED BY WEYMOUTH & PORTLAND BOROUGH COUNCIL**

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

WP/18/00212/CWC

FORMER UNDERHILL COMMUNITY JUNIOR SCHOOL, KILLICKS HILL, PORTLAND, DT5 1JW

Request for confirmation of compliance with conditions 6 & 10 of planning approval WP/17/00323/FUL (Compliance with conditions)

**NO COMMENT**

WP/18/00083/OUT

21 RUFUS WAY, PORTLAND, DT5 1EE

Outline planning permission for one dwelling house (Outline)

**NO COMMENT**

WP/18/00241/FUL

WEYMOUTH AND PORTLAND NATIONAL SAILING ACADEMY, HAMM BEACH ROAD, PORTLAND, DT5 1SA

Erection of 2No. timber framed buildings and alterations to existing storage container (Full)

**NO COMMENT**

WP/18/00156/COU

44 FORTUNESWELL, PORTLAND, DT5 1LZ

Change of use of Ground floor of building A1 shop to C3 Dwelling (Full)

**NO COMMENT**

WP/18/00240/CWC

COVE HOLIDAY PARK, PENNSYLVANIA ROAD, PORTLAND, DT5 1HU

Request for confirmation of compliance with conditions 3, 4 & 6 of planning approval WP/15/00800/FUL (Compliance with conditions)

**NO COMMENT**

WP/18/00263/CWC

PENNSYLVANIA CASTLE, PENNSYLVANIA ROAD, PORTLAND, DT5 1HZ

Request for confirmation of compliance with condition 3 of planning approval WP/15/00924/FUL (Compliance with conditions)

**NO COMMENT**

WP/18/00061/FUL

ATLANTIC ACADEMY PORTLAND, MARITIME HOUSE, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NA

Alterations to windows and doors, formation of single door opening.

Landscaping works and installation of vehicle barrier, bus stop shelter and bin store. (Full)

**NO COMMENT**

WP/18/00184/VOC

REDUNDANT BUILDINGS AT BROADCROFT QUARRY, BUMPERS LANE, PORTLAND, DT5 1HY

Demolition of existing redundant industrial buildings and erect 71 no. residential dwellings including affordable housing (variation of condition 1 of reserved matters submission ref: WP/17/00017 - following outline planning permission ref WP/16/00388) (Variation of condition)

**NO COMMENT**

WP/18/00267/NMA

WEST WING, MARITIME HOUSE, SOUTHWELL BUSINESS PARK, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND

Amendment to planning permission WP/17/00207/OFF - to allow minor alterations to create additional windows and juliet balcony. (Non-Material Amendment)

**NO COMMENT**

WP/CA/18/00062

143 WAKEHAM, PORTLAND, DT5 1HR

T1 & T2 Leylandii – Remove

**ALREADY APPROVED**

WP/TP/18/00063

ALM PLACE, PORTLAND, DT5 2LT

Sycamore Copse - Trimming of branches by up to 3m - storm damaged

**NO COMMENT**

**b. Further applications since publication of agenda:**

WP/18/00218/FUL

46 SOUTHWELL, PORTLAND, DT5 2EF

Erection of two storey rear extension (Full)

**FURTHER INFORMATION REQUIRED**

WP/18/00163/FUL

2 HAMCROFT, PORTLAND, DT5 2LL

Demolish existing garage and shed and replace with enlarged garage/workshop (Full)

**NO INFORMATION AVAILABLE**

**2712 – PLANNING CONTRAVENTION ISSUES**

a. Concerns were expressed as to the signage outside the little ship although it was noted the application was retrospective and already completed.

b. The Chairman updated the Council on plot X stating that the enforcement office was trying to identify the materials.

c. Worries were expressed at the poor state of repair of St Peters Church, especially as it is a listed building and no activity of repair being shown and

the windows looking very dangerous. The Chairman confirmed that both the Listed Building Officer and Conservation Officer had been informed.

**2713 – PLANNING APPLICATIONS NOTIFIED BY DORSET COUNTY COUNCIL**

There were none.

**2714 – HIGHWAY ISSUES**

**a. 26 Reforne**

Concern had been raised by a member of the public as to the trip hazard by the dropped curbing.

The Clerk confirmed that DCC Highways had conducted a site visit and would conduct some remedial works. They also would enhance the ‘keep clear’ road marking in this area at the same time.

**2715 – NATIONAL PLANNING POLICY FRAMEWORK**

Chairman asked Mr Matthews to report on the agenda paper which set out the response to the revised Policy Framework. Key elements of this were reflected in the covering paper. It was considered that our Neighbourhood Plan had anticipated a number of proposed revisions which was helpful in establishing the credence of our plan within the wider Local Plan Review.

It was agreed that the details as set out should be approved as the Council’s formal response to the consultation.

Cllr’s Flack and Nowak mentioned they were meeting at The Royal Manor site that Friday to discuss its future. An accelerated homes scheme was potentially being planned.

**2716 – DATE OF NEXT MEETING**

The Committee’s next meeting is scheduled to be held on Wednesday, 23<sup>rd</sup> May 2018 in Easton Methodist Church Hall, Easton starting at 7.00 pm.

The meeting ended at 8.15 pm.

Signed ..... Dated..... (Chair)



# Planning Applications Notified by Weymouth & Portland BC

Consultation Start	Application No	Location and Proposal	Applicant and Agent's Name
24 Apr 2018	WP/18/00291/CWC	18 COVE COTTAGES, PORTLAND, DT5 1JJ Request for confirmation of compliance of condition 3 of planning approval WP/17/00777/FUL (Compliance with conditions)	Morland

**Council Recommendation** .....

25 Apr 2018	WP/18/00231/FUL	WEYMOUTH AND PORTLAND NATIONAL SAILING ACADEMY, HAMM BEACH ROAD, PORTLAND, DT5 1SA Alterations to existing portable buildings (Full)	Weymouth and Portland National Sailing Academy P Dean Associates
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**Council Recommendation** .....

26 Apr 2018	WP/18/00266/FUL	12 BARLANDS CLOSE, PORTLAND, DT5 2LX Erection of a single storey extension (Full)	Pearce Steven Jones Plan Design
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**Council Recommendation** .....

26 Apr 2018	WP/18/00264/FUL	2 FOUR ACRES, PORTLAND, DT5 2JG  Erection of rear conservatory (Full)	Rowbotham  Anglian Home Improvements
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**Council Recommendation** .....

27 Apr 2018	WP/18/00193/FUL	2 WEST GROVE TERRACE, PORTLAND, DT5 1BZ  Installation of dormer for loft conversion. (Full)	Gilham and McGowen  Steven Jones Plan Design
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**Council Recommendation** .....

27 Apr 2018  Approved 03-May-2018	WP/18/00305/NMA	WEST WING , MARITIME HOUSE, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NA  Amendment to planning permission WP/17/00207/OFF: Minor alterations to internal layouts. (Non-Material Amendment)	Ensor Properties Ltd  Turner Associates Survey and Design
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**Council Recommendation** .....

30 Apr 2018	WP/18/00268/FUL	BRACKENBURY INFANTS SCHOOL, THREE YARDS CLOSE, PORTLAND, DT5 1JN  Change of use from School to Community Hub with mixed use as Offices (B1A), Nursery, Sports Hall (D2) and Function Rooms (Full)	Portland Town Council  Steven Jones Plan Design
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**Council Recommendation** .....

1 May 2018	WP/TP/18/00067	PERRYFIELD HOUSE, WESTON STREET, PORTLAND, DT5 1FF	Byworth Properties Ltd
Grant 15 May 2018		T1 Sycamore - Fell - outgrown	Dorset Treeworx

**Council Recommendation** .....

1 May 2018	WP/CA/18/00065	ALLOTMENTS, REFORNE, PORTLAND, DT5 2AN	Brown
		T1 Sycamore - reduce height to 4m - excessive shading	Dorset Treeworx

**Council Recommendation** .....

2 May 2018	WP/18/00273/LBC	LAND IN USE AS BUILDERS YARD, 6 HIGH STREET, FORTUNESWELL, PORTLAND	Simmons
		Erection of new dwelling and conversion of existing workshop/store accommodation to form additional dwelling (Listed Building Consent)	Webster Associates

**Council Recommendation** .....

2 May 2018	WP/18/00272/FUL	LAND IN USE AS BUILDERS YARD, 6 HIGH STREET, FORTUNESWELL, PORTLAND	Simmons
		Erection of new dwelling and conversion of existing workshop/store accommodation to form additional dwelling (Full)	

**Council Recommendation** .....

8 May 2018	WP/18/00314/OFF	1A THE COURTYARD, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NQ  Change of use from office to dwellings with private workshop (Change of use from office to dwelling)	Garbett
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**Council Recommendation .....**

9 May 2018	WP/18/00306/FUL	WEST WING, MARITIME HOUSE, WEST WAY, SOUTHWELL BUSINESS PARK, PORTLAND, DT5 2NA  Installation of windows (Full)	Ensor Properties Ltd  Turner Associates Survey and Design
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**Council Recommendation .....**

9 May 2018	WP/18/00300/FUL	35 EASTON STREET, PORTLAND, DT5 1BS  Change of Use from Public House & Restaurant to Guest House and associated works (Full)	Cullum  Richard Burgess Associates Ltd
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**Council Recommendation .....**

9 May 2018	WP/18/00302/FUL	35 EASTON STREET, PORTLAND, DT5 1BS  Erection of 3no. dwellings (Full)	Cullum  Richard Burgess Associates Ltd
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**Council Recommendation .....**

11 May 2018	WP/18/00312/LBC	<p>NNER BREAKWATER, INNER BREAKWATER ROAD, PORTLAND PORT, PORTLAND</p> <p>Extension to previously approved concrete yard payment, relaying/resurfacing of the existing road, installation of sub-surface services, drainage infrastructure, safety barriers and rails and marking of heritage features. (Listed Building Consent)</p>	Portland Port
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**Council Recommendation .....**

15 May 2018	WP/18/00348/NMA	<p>CASTLE COURT DEVELOPMENT FULL SITE, MULBERRY AVENUE, PORTLAND</p> <p>Amendment to planning permission WP/16/00330 VOC - An additional condition Condition 5 - 'The development will be constructed in accordance with the approved plans submitted and listed (described as Castle Court Plan list)' (Non-Material Amendment)</p>	ZeroC Holdings Ltd
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**Council Recommendation .....**

## Portland Town Council Administration

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**From:** Rob J Camp <r.j.camp@dorsetcc.gov.uk>  
**Sent:** 01 May 2018 08:45  
**To:** St George's Primary School; Katharine Garcia; office@portlandtowncouncil.gov.uk  
**Cc:** Alaric Little  
**Subject:** CONSULATION  
**Attachments:** Safer Routes to School Design for Park Estate Road.pdf

Dear All

Please find attached a design for safe routes to school improvements along Park Estate Road, Portland for access to St Georges Primary School.

I have managed to access some funding to make some low key improvements to crossing points leading to both entrances to the school. As you look at the design, the drawing to the left is the main entrance where the school keep clears have been extended and now located both sides of the road. This is to clear a few parked cars to allow greater visibility for pedestrians crossing. There is also some work to repair some of the dropped kerbs. The drawing to the right is at the Health Centre end of Park Estate Road, where a new build out will be created for pedestrians to cross. At present they cross between parked cars and it is far from pedestrian friendly. Consultation will have to take place later with the land owner where the garages are situated, as we will be creating a new access point to the garages to clear a direct and safe route for parents and pupils to access the back school entrance. I live locally and know the area well, so I am convinced this will improve safety for pupils to and from the school and hopefully encourage more walking and cycling.

I would welcome your responses as early as possible, so that we can meet our intended date for works during the forthcoming summer holidays.

Regards

Rob

Rob Camp  
Safer Travel Officer  
Sustainable and Safer Travel  
Environment & Economy  
County Hall  
Dorchester  
DT1 1XJ  
01305 224548 or 07770507993  
dorsetforyou.com/roadsafety  
Dorset County Council 

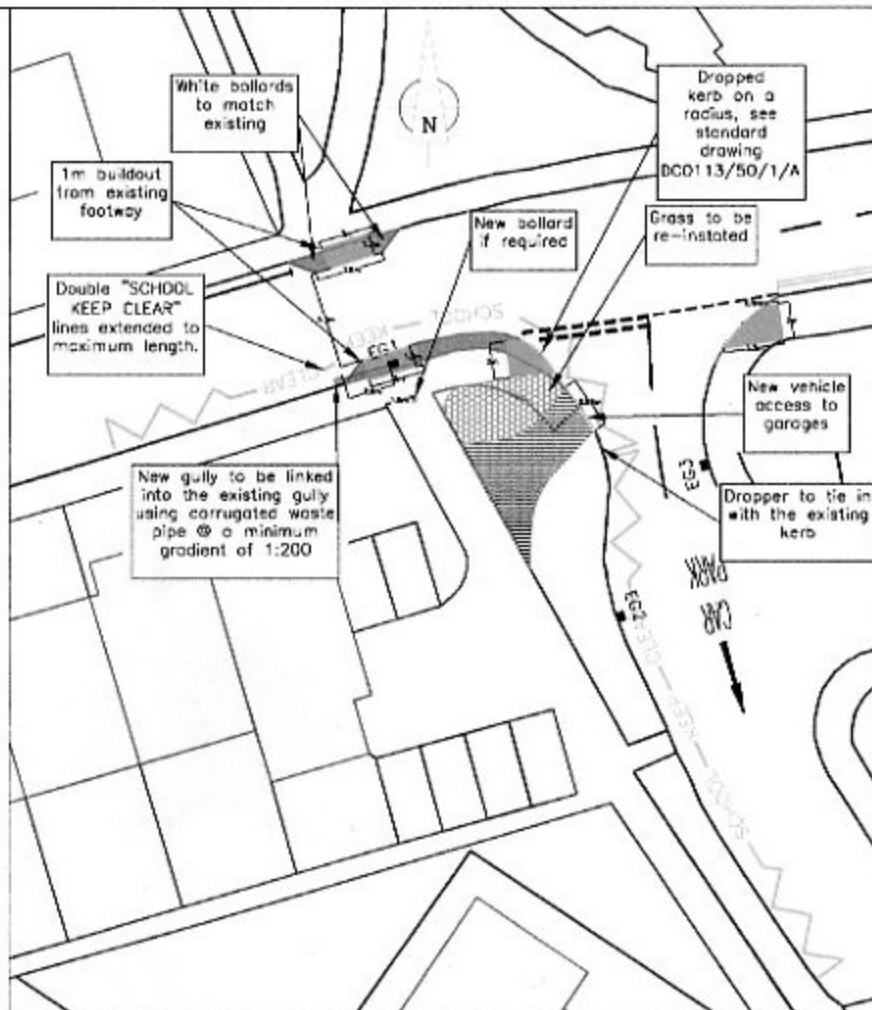
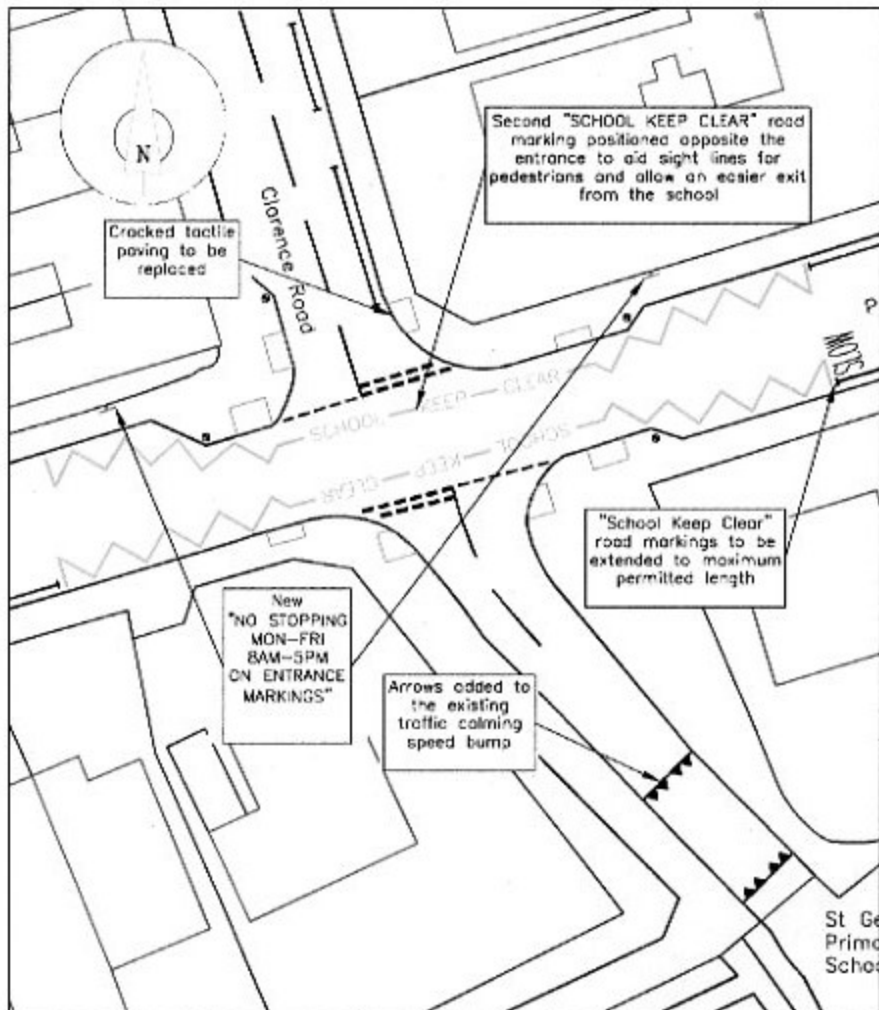
Highways  
Agenda

**Interested in being a School Crossing Patrol**

[www.dorsetforyou.com/roadsafety/schoolcrossing patrols](http://www.dorsetforyou.com/roadsafety/schoolcrossing%20patrols)



<https://www.dorsetforyou.com/bikeability>



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**Key**

	Existing Buff Tactile Paving
	Existing Bollards
	Existing Gully
	Existing kerb to be removed
	New Full Face Kerb
	New Dropper
	New Dropped Kerb
	New Edge of Footway
	New Waste Pipe
	New Garages access
	New Footway Surface
	New Buff Tactile Paving
	Re-instated Grass
	New Bollards
	New Gully
	New "NO STOPPING" signs

Orig	27Apr18		AB
Rev	Date	Make / Remarks	Checked

**Dorset County Council**

ENVIRONMENT AND THE ECONOMY DIRECTORATE  
 2016 Access Order for Enforcement on the Highway

**DORSET HIGHWAYS**  
 Andrew Martin  
 Head of Dorset Highways

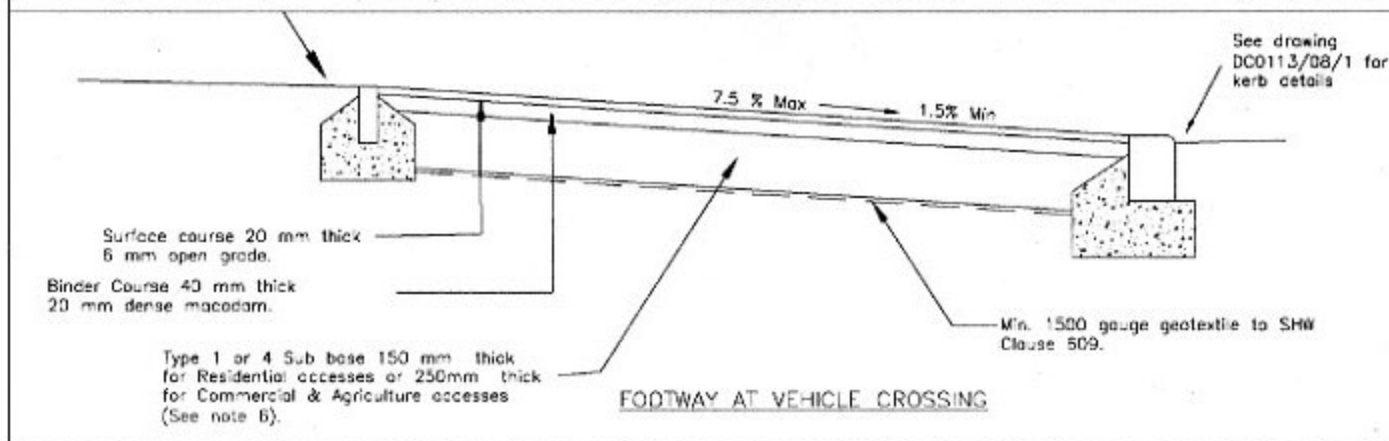
Project Title  
 Park Estate Road, Easton SDP Site

Drawing Title  
 Chills layout

Scale (if any) 1:200  
 Drawn by RJF  
 Date 27 Apr 2018

Drawing Number  
 HI 173/02/01/Orig

Drawing Status



**NOTES:**  
 1) DO NOT SCALE FROM THIS DRAWING  
 2) if any problems arise on site during construction please clarify with the Engineer.

## Dorset Councils Partnership

[www.dorsetforyou.com](http://www.dorsetforyou.com) Text Relay calls welcome

Ian Looker  
Town Clerk  
Portland Town Council  
52 Easton Street  
PORTLAND  
Dorset  
DT5 1BT

990  
30 APR 2018

Stephen Hill  
**Strategic Director**  
Direct dial: 01258 484132  
Email: [shill@dorset.gov.uk](mailto:shill@dorset.gov.uk)

Date: 26 April 2018

Dear Ian

### Car parks on Portland

Thank you for your letter dated 18 April 2018 regarding the car parks on Portland and their inclusion on the brownfield register.

I have reviewed the brownfield register and the only car park on Portland on the register is the Hambro Car Park, Fortuneswell. However, part of the land at Southwell Business Park is also included as it is currently used as a car park.

A further meeting with Weymouth & Portland Borough Council is planned for 8 May 2018 at which LGR will be discussed and, as I stated when the last meeting with Portland Town Council on 20 April was postponed, I then expect to be able to revert to you.

The Brownfield Sites Register can be found by using the link below.

<https://westdorsetdc.maps.arcgis.com/apps/webappviewer/index.html?id=9c2ae08ea4bf4b47b1aaa284d709b407>

Yours sincerely



**Stephen Hill**  
Strategic Director

Requested further information 4<sup>5</sup> - 1030  
Highways agenda.