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22nd October 2026

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING, HIGHWAYS & LICENSING ADVISORY COMMITTEE**, to be held **at the Portland Community Venue on 28th October 2026** commencing at 7.00 pm, when the business set out below will be transacted.

Please inform the Clerk if you are unable to attend.

All members of the public are cordially invited to attend the meeting. We respectfully ask you to assist us with managing a safe meeting by contacting the office prior to the meeting to register your intention to attend as numbers admitted may be restricted if excessive.

Agenda and papers are available at www.portlandtowncouncil.gov.uk

Yours faithfully

Jane Miles

Town Clerk

Members: Councillors C Flack (Chair) C Atkins, R Hughes, S Miles, B Plant, K Pope, M Williams, T Woodcock

Mr A Matthews (non-voting public member)

AGENDA

1. Chair's Welcome

2. Apologies for Absence

To receive, and consider for acceptance, apologies for absence (LGA 1972 s85)

3. Declarations of Interest

To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk (Localism Act 2011 s29-34)

4. To Approve the Minutes of the Previous Meetings

Members are asked to consider the minutes of the meeting held on **23rd September 2026** at **Annexe A** as a true and accurate record.

Recommendation:

That Members agree the minutes of the meeting held on **23rd September 2026** are a true and accurate record.

5. To Receive the Chair's Report

6. To Review Updates on Current Planning Applications

7. Democratic Public Half Hour Open Forum

To receive commentary from members of the public wishing to address the meeting. Matters must relate to one of the following categories, and those wishing to speak will be called in the following order:

- Business on the agenda of the meeting.
- Matters where the Town Council has powers or duties.
- Other matters which directly affect the parish of Portland.

8. Review of Planning Applications Notified by Dorset Council

To review and comment on recent planning applications, as notified by Dorset Council, attached as **Annexe B** to the agenda

9. Planning Contravention Issues

- a) Fancy's Farm, alleged camping contravention
- b) The George Inn, alleged additional works carried out without permission

10. Highway Matters

a) **Speeding High Street, Fortuneswell**

Report attached at **Annexe C**

Recommendation – to consider referral to Dorset Council for a speed survey

b) **Cars turning right from North side of Easton Square to go past the Co-Op on the wrong side of the traffic bollard.**

A resident has witnessed traffic turning right out of Easton Square onto Reforme, from the Methodist Church, and not realising it's a two way road, and stayed in the right hand lane to turn right at the junction opposite the Co-Op.

Recommendation – that this be forwarded to Dorset Council Highways.

c) Difficulty crossing the road at the corner next to the old Victoria Lodge

Several residents have raised concerns about the difficulty crossing, and the speed of the cars, at the corner by the old Victoria Lodge. It is almost a blind corner, turning left from Victoria Square and going up the hill past the park on Victory Road.

Recommendation – that this be forwarded to Dorset Council Highways

d) Hairpin Bend top of Victory Road

From a resident - It is becoming increasingly dangerous for traffic travelling in a downward direction. They have had 5 near misses in the last 2 weeks as they tried to drive down the hill.

Cars are being parked further and further into the hairpin bend on the Castle Rd side of the bend causing cars travelling up Victory Rd to suddenly veer across the road in the middle of the bend into the path of traffic traveling in a downward direction on the bend. According to the highway code they should stop and allow traffic coming down to pass, but most ignore that and just carry on coming regardless. The stretch of Castle Road from Verne Common Rd to the hairpin bend is treated as one way by the majority of drivers and they seem surprised to see a car coming towards them.

e) Easton Pedestrian Crossing

Report attached at **Annexe D**.

Recommendation

To send a request to Dorset Council Highways to consider a light-controlled crossing.

11. Neighbourhood Plan

Report from Mr Matthews at **Annexe E**.

12. Budget 2027-2028

To consider proposals in respect of 2027-28 budgets, projects, priorities, and reserves within the remit of the Committee. The detailed budgets within the remit of the Committee are below:

Planning

2022/23 Budget	Code	Detail Code	2026/27 Final Budget (Working Group)	2027/28 Budget Working Group
Expenditure	140	Surveys & Appeals	£1,000.00	£1,000.00
		Neighbourhood Plan	£5,000.00	£5,000.00
		Total Expenditure	£6,000.00	£6,000.00

Recommendation:

That the Committee considers:

- draft 2027/28 budgets.
- priority projects, activities, and reserves that it wishes to propose to form part of the 2027/28 Council budget.

13.Information Items

a) Date of next meetings

The Committee's next meeting is scheduled to take place at the Portland Community Venue on **25th November 2026** starting at 7.00pm.

**PORTLAND TOWN COUNCIL
PLANNING & HIGHWAYS ADVISORY COMMITTEE
MINUTES OF THE MEETING HELD AT THE PORTLAND COMMUNITY VENUE
ON 23rd SEPTEMBER 2026 AT 7.00 PM**

PRESENT: Councillors C Flack (Chair), C Atkins, K Pope, B Plant, T Woodcock

Andy Matthews, Committee Member

Jane Miles, Town Clerk

IN ATTENDANCE: One member of the public

PH/059/26 – Welcome

The Chair welcomed attendees.

PH/060/26 – Apologies for Absence:

Cllrs Miles and Williams

PH/061/26 – Declarations of Interest

None

PH/062/26 – To Approve Minutes of Previous Meetings

Resolved to accept the minutes of the meetings on **22nd July 2026 and the Extraordinary meeting on 2nd September 2026** as true and accurate records, thereafter, duly signed by the Chair.

PH/063/26 – Chair's Report

The Chair gave the following updates:

1. On Tuesday 8th September, he and Mr Matthews attended the Planning Services Town & Parish Councils Forum at the Corn Exchange in Dorchester. Members should have had chance to view the presentation slides that were circulated last week.

A consultation on the new local plan preparation commenced on Monday 21st September and will run for five weeks and ends on 26th October.

New Plan-making System introduced

- Regulations came into force on 25 March 2026
- Due to policy changes made by Government, no longer able to submit plan by December 2026 deadline under legacy system.
- Cabinet decision (28 July 2026) to move to new plan-making system

Timetable now published along with Notice of Intent to Start Plan-making

Plan-making process set out in regulations

– requires a short 'reset' to align with these

Process should be complete within 30 months from Gateway 1

– with at least a 4 month 'getting ready' (scoping) period prior to this start.

A new National scheme of Delegation comes into effect on 31st October 2026.

Householder applications for 1-9 dwellings, minor commercial applications, Permission

in principle, Lawful development, prior approval applications and non-material amendments will be decided this way with exceptions for above for Listed Building Consent (linked applications) and retrospective applications (Gateway 1)

2. Building Safety Levy will be introduced on 1st October 2026

Dorset Council Rates are:

Previous developed land £17.24 per square metre of chargeable floorspace.

Non previously developed land £34.48. the levy will be collected by Dorset Council and forwarded to central government.

The income raised will help the Gov fix building safety defects in England.

3. Mr Matthews asked a specific question of how many housing numbers would Portland be allocated out of the annual Dorset Council total of 3046.

The reply was that no specific numbers have yet been decided.

4. A report in the Dorset Echo yesterday 22/9/26 stated: On Portland, various roads will face temporary closures and clearway orders starting from October 5 until October 16

The roads affected include Greenways, Shortlands, Hamcroft, Montrose Close and Weston Road. These measures are necessary to allow Eurovia, on behalf of Dorset Council to carry out surfacing works.

A locally signed diversion route will be in place for traffic to circumvent the closed sections.

PH/064/26 – Update on Current Planning Applications

The Chair advised the meeting on outcomes for recent planning applications, results being shown in **Annexe A** to these minutes.

PH/065/26 – Democratic Public Half Hour

JC spoke in support of the report on Traffic Regulation Orders, and also requested that the scope be extended to cover more areas.

The vans and caravans stayed long term, were dumping human waste, putting vehicles on ramps and getting out tables and chairs – which is camping and not parking, and blocking access to pavements. Dorset Council have taken no action and these roads are widely known on social media as being free parking areas for vans.

She asked that the request also cover Lerret Road and Mereside, where there were already several unhooked caravans and vans, including gas bottles being kept on the pavement. The areas should be safe, clean and accessible, especially as there are camp sites available in the area.

PH/66/26 – Request for a Traffic Regulation Order (TRO)

CIlr Woodcock gave an overview and summary of the proposal, explaining that there were no technical or legal reasons why TRO's shouldn't be put in place, with the possible displacement of vehicles to other areas not being a valid reason for not taking action.

There were 8 caravans at Yeates Road which Dorset Council already have the authority to

give notice to. Regarding the area along Mulbery Avenue and Lerret Road, there is support from local businesses to take action, including Portland Port who have made various representations as parked vehicles inhibit the movement of vehicle to and from the Port.

Resolved that the Committee approved the report, with the additions suggested by JC, and that it be submitted to Dorset Council Highways for consideration.

PH/067/26 – Planning Applications Notified by Dorset Council

The Committee discussed **2** planning applications with a detailed list, including decisions made at this meeting, being held at **Annexe B** to these minutes.

For further information please see Dorset For You / Planning / Portland.

PH/068/26 – Planning Contravention Issues

None

PH/069/26 – Highway Issues

- a) St George's Road, double yellow line request – see **Annexe C**

Resolved to refer to Dorset Council Highways

- b) Speeding and Safety, Weston Road – see **Annexe D**

Resolved to request a speed survey by Dorset Council between junction of Every's Close and St George's Estate Road/Weston Road.

- c) Speeding Pennsylvania Road

Resolved to request a speed survey by Dorset Council between 151 Weston Street and the junction with Southwell Road/Pennsylvania Road.

- d) Overhanging tree branches on New Road (both sides) and Fortuneswell (St) John's Church, when wet or windy they catch high sided vehicles and double-decker buses.

Resolved to request Dorset Council Highways arrange for these to be trimmed back.

- e) Parking on the verges at Weston.

Concerns have been raised over the parking of vehicles on the verge outside Codfathers, in Weston Road, and the potential safety risks.

Resolved that this be referred to Dorset Council Highways to highlight the safety risk.

PH/70/26 – Portland Neighbourhood Plan

Mr Matthews gave an overview of the latest situation regarding housing numbers and also suggested a comparison of the current Neighbourhood Plan with other policies.

The Chair suggested a meeting of the NP Working Group to ID any differences and unique issues.

PH/71/26 – Dorset Rights of Way Improvement Plan (ROWIP) Consultation Survey

Resolved that the response be submitted to Dorset Council.

PH/72/26 – Budget 2027-2028

Resolved that the Committee agreed the draft 2027/28 budgets as detailed in **Annexe H** to the agenda.

PH/073/26 – Information Items

Date of next meeting:

The Committee’s next meeting is scheduled to take place at the Portland Community Venue on **28th October 2026** starting at 7.00 pm.

Resolved to note the information items.

With the Chair’s thanks, the meeting ended at **19:44**.

Signed(Chair)

Annexe A PHA Committee Minutes 23rd SEPTEMBER 2026

Planning Application decisions made by Dorset Council since 22nd JULY 2026

Application Number	Location	Proposal	PTC Comment	DC Decision
2026/04315	Castle Road Railway Bridge	Replace failed pilasters and parapet steelwork and infilling the underside of the bridge to address structural deficiencies and ensure long-term safety.	INFORMATION ONLY	GRANTED
2026/03665	65 Reap Lane	Erect a Porch	SUPPORTED	GRANTED
2026/03087	The Old School House Grove Road	Remove existing manmade roof tiles and replace with natural slate	SUPPORTED	GRANTED
2026/02821	Flat 3 The Old Rectory Old Hill	Remove spray foam insulation and replace with breathable membrane and 200mm hybrid insulation. Remove No3 skylights and addition of extractor vent plus other works	SUPPORTED	GRANTED
2026/03391	Hut 22 West Weares	Replacement Beach Hut	SUPPORTED	GRANTED
2026/02949	The Old Lower Lighthouse	Replace GRP flat roof, timber windows and internal alterations	SUPPORTED	GRANTED
2026/02953	17 Westcliff Road	Erect single storey rear extension	SUPPORTED	GRANTED
2026/02813	36 Ripcroft	Erect first floor extension	SUPPORTED	GRANTED

2026/02514	58 Reforne	Demolish existing outrigger & erect a single storey rear extension	SUPPORTED	GRANTED
2026/02891	105 East Weare Road	Erection of outbuilding for use as a holiday let	Conditional Response (Highways)	GRANTED
2026/02519	8-10 Reforne	Change of use two shops to one residential unit on ground floor	SUPPORTED	GRANTED
2026/02731	133 Reforne (The George)	Internal alteration to remove partition wall within the existing commercial kitchen area	SUPPORTED	GRANTED
2026/03674	Hut 2 Field 763 P Bill	Renewal of 10 year planning permission	SUPPORTED	GRANTED

Annexe B to Planning Meeting Minutes
Dated 23rd September 2026

NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNCIL

Planning Reference	Address	Details	Consultation Expiry Date	Comments
P/LBC/2026/04925	141 High Street Fortuneswell Portland DT5 1JH	Restoration of damaged roof tiles	1 st October	Portland Town Council supports this application, subject to the comments from the Conservation Officer.
P/FUL/2026/04932	Atlantic Academy Portland Lerret Road Portland DT5 1FN	Provide additional car parking spaces, vehicular circulation space, footpath alteration, together with associated hard and soft landscaping works. Works also include, EV charging, air source heat pump and additional boundary fencing and gates illustrated on the submitted UBU Design plan.	12th October	Portland Town Council supports this application

NEW PLANNING APPLICATIONS AS ADVISED BY DORSET COUNCIL

Planning Reference	Address	Details	Consultation Expiry Date	Comments
P/FUL/2026/04786	Land to the rear of 30-36 Westcliff Road Portland	Erect building to form 2 Garages	26 th Oct	
P/HOU/2026/05128	37 Kingbarrow Drive Portland	Erect car port	27 th Oct	
P/NMA/2026/05335	Tods Defence Wide Street Portland	Non-Material Amendment to alter position of parking, minor changes to layout and amendments to elevation to Planning Permission P/FUL/2024/06469 (Full planning application for the erection of a general industrial building (Class B2) parking, manoeuvring areas, drainage and landscaping)		INFORMATION ONLY
P/HOU/2026/05316	16 Fortuneswell Portland	Removal of existing flat roof dormer windows to front and rear elevations and replace with enlarged flat roof dormer windows. Remove existing asbestos cement tiles and replace with natural Slate	28 th Oct	

P/HOU/2026/05610	109 Weston Street Portland	Erect front single storey extension; refurbishment of rear Extension	4 th Nov	
P/VOC/2026/05530	Former Perryfield Works Complex Pennsylvania Road Portland	Variation of conditions 2 and 4 to approved planning permission WP/18/00883/FUL (Erect 4 dwellings (amendments to dwellings (Block E1) previously approved under planning approval reference 08/00513/FULMAJ to replace dormer windows with french windows and juliette balconies and insert roof lights) to amend plans and parking arrangements	29 th Oct	

Speeding at High Street, Fortuneswell

From a resident

I have had a look at the minute of the council meeting Planning, Highways & Licensing Advisory Committee for 23rd September. There were two mentions of speeding and safety issues but these were for Weston Road and Pennsylvania Road.

My email (dated 24th July, see below*) referred to constant speeding and potentially dangerous driving on High Street, Fortuneswell - Dorset Police had said that they would add the location to their mobile camera unit but I am not sure they have been around at all, unfortunately.

For Weston and Pennsylvania roads, a speed survey has been agreed - it would be a really good start if we could have one on High Street, between the Portland social club and Brandy Row (going down towards Chiswell, which is where the worst of the speeding takes place).

Would it be possible for this particular item to go into the next similar meeting, please, as I really do think this is an important issue for the safety and well-being of the residents and visitors in the street?

*Original email from resident to Dorset Council

I am writing to ask Dorset council/National Highways to urgently consider installing a speed camera on the High Street in Fortuneswell, Portland, Dorset.

Chideock, another Dorset village, has several cameras and many have been installed along the A35; some towns and villages are now benefiting from 20mph speed limits.

We moved to Portland almost ten years ago and bought a house on High Street in Fortuneswell, which is the only road out of the island. At the time, traffic was half what it is now and there was rarely any after 7pm. This has changed dramatically over the past few years; we now have non-stop traffic during the day and we have observed a huge increase at night.

There has also been a sharp increase in lorry traffic - with some of the worst speeding being committed by lorries belonging to three Portland-based companies.

Since Covid, we have noticed that the speed at which cars and lorries travel along the road has been steadily increasing - with the worse impact coming from lorries big and small as well as so-called "boy racers" loud cars - yesterday evening, at around 11pm, one racing car sped past our house (actually accelerating) at way over 50/60 mph - we even heard the screech of the tyres! This is happening more and more.

Most people coming down the road are travelling at way over the 30 mph limit (and many are looking at their phones and not at the road whilst doing so - as we rarely

can cross the road straight away due to the amount of traffic, we do have time to observe people's behaviour).

There are residential properties on both sides of the road, and it is only a matter of time before there is a lethal accident with a car or lorry ploughing into a house. I am actually surprised it hasn't happened yet.

The speeding has a negative impact on houses (speeding lorries make houses shake) and the level of noise both during the day and at night has become untenable. We are convinced that installing a speed camera would change things for the better and would prevent any accident, as well as making quite a lot of money in fines for the council!

We strongly believe that investing in a speed camera installed half way down High Street in Fortuneswell would have an extremely positive impact on the well-being and safety of the residents and visitors of Portland.

Easton Pedestrian Crossing

In July 2024, PTC referred several matters to Dorset Council Highways department including a request from a resident that the Easton Pedestrian Crossing be moved either towards the Co-op part of the road or converted into a pelican crossing.

Highways looked at this in 2019 and looked at 2 locations, moving it around to towards the Co-op and also moving it the other way off the bend. The location towards the Co-op met criteria whereas the other location did not.

The three Dorset councillors (Cllr's Cocking, Hughes & Kimber) were all given the results along with the fact that 6 parking spaces would be lost outside the Co-op and they all decided they did not want to pursue it on this basis.

Fast forward to today and safety matters have now increased due to the large number of HGV's transiting to and from Coombefield Quarry to offload inert waste. It is also on the number 11 bus route. Within the last 6 weeks or so I have witnessed 2 near misses between motor vehicles and pedestrians on the crossing.

It is requested that Dorset Council Highways give serious consideration to making this dangerous crossing light controlled (Pelican/Toucan/Zebra) whatever they are called these days, before a fatality occurs.

Cllr Charlie Flack

Planning Highways and Licencing Agenda – 28th November 2026

Local Plan and Neighbourhood Plan Update

Local Plan

A submission in regard to the Dorset Local Plan Scoping Consultation was approved at Full Council on the 21st November.

Dorset Housing Needs Assessment

As part of updating the Evidence Base for the Local Plan a new Housing Needs Assessment has been compiled for the Dorset Area. This is a fairly technical document but contains some interesting profiling information. Link - [Dorset Council Local Housing Needs Assessment](#)

Neighbourhood Plan Working Group

Requests in regard to the impact on the Neighbourhood Plan Review by the introduction of the New National Planning Framework was sent to three Consultants with a response date by the 30th October. One consultant declined the offer and we currently await responses from the other two.

Community Conversations

This is being led by Dorset Council and involves Portland, Chickerell and Chesil Bank Council areas. We await to see how this may impact on spatial planning issues.

AM

20 October 2026