

PORTLAND TOWN COUNCIL

Council Offices
52 Easton Street
PORTLAND
Dorset
DT5 1BT

Tel: 01305 821638

E-mail: office@portlandtowncouncil.gov.uk

15th February 2017

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, 22ND FEBRUARY 2017** 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 25th January 2017** – to agree and sign (see attached)
- 4. Deputy Chairman's Report and Other Matters Arising** – to receive
- 5. Public Participation** – to allow comment from the public on any item on the agenda
- 6. Neighbourhood Plan** – to receive an update on progress, including the Local Plan Review (see attached)
- 7. Planning Applications notified by Weymouth & Portland Borough Council** – to consider
Standard List of Planning Applications (attached)
- 8. Pre-Application Consultation** – to consider
Albion Stone Works, off Easton Lane, Easton – Proposed Base Station Installation (see attached)
- 9. Planning Contravention Issues** – to receive Planning Officer's reports and consider issues raised by members
- 10. Planning Applications notified by Dorset County Council** – to consider
- 11. Date of Next Meeting**
The Committee's next meeting is scheduled for Wednesday, 22nd March 2017, at the Council Offices, 52 Easton Street, commencing at 7.00 pm.

NEIGHBOURHOOD PLAN

Local Plan Review – Paper A: Priority Areas

Purpose

At the Neighbourhood Plan Management Committee meeting on 8th February it was agreed that a briefing paper be prepared for this Committee concerning the current consultation being conducted on the Local Plan Review so that a considered response could be submitted.

The Management Committee considered that priority in the submission be given to:-

- Housing
- Employment Land
- Green Space

However all the relevant areas will be considered in Paper B (to follow). The consultation ends on 3rd April. There will be a local drop-in event at St George's Centre on 23rd February between 10.00 am and 7.00 pm. The Neighbourhood Plan Management Group will include the details here in the material to be made available at this event.

Background

Full details of the review can be found at <https://www.dorsetforyou.gov.uk/planning-policy-consultation>. The Local Plan covers West Dorset as well as Weymouth and Portland. It sets out proposals until 2031.

The review has been instigated following concern by the Local Plan Inspector in 2014 that the adopted Local Plan would need to identify a sufficient supply of housing. Failure to demonstrate at least a 5-year supply means that the area is vulnerable to ad hoc development proposals. The Inspector recommended that the Plan identify additional land in outline up to 2036 to provide additional robustness.

He further recommended that proposals should be in line with the sustainable pattern of settlements identified in the Plan. This development should focus on Weymouth and Dorchester with Portland having second tier status.

Review Process

Considerable flexibility is afforded to planning authorities over the early stages of a review. For this stage therefore an Issues and Options document has been prepared and the consultation will enable these options to be refined. They will then be consulted on again and examined in September 2018 with a view to the revised Local Plan being adopted in 2019.

Review Issues (Portland-related issues shown in bold)

- **To introduce a single vision for the whole Plan area, combining the two separate visions of each local authority from the adopted Local Plan.**
- **To reassess the level of economic and housing growth needed across the area.**

- To reassess the approach to the distribution of development.
- To consider growth opportunities in the main towns of Dorchester and Weymouth, including outlying areas, and the market and coastal towns of Beaminster, Bridport, Lyme Regis, Portland, Sherborne and the village of Crossways.
- To consider opportunities for growth in West Dorset adjacent to Yeovil.
- To reconsider the approach to protecting employment sites.
- To establish a hierarchy of town and local centres.
- To respond to recent Government changes to national policy in relation to affordable housing.
- To develop an approach to a green infrastructure network to replace existing local landscape designations.
- To identify Coastal Change Management Areas.
- To establish if technical standards on accessibility and adaptable housing, wheelchair-accessible housing, space standards and water efficiency can be justified by evidence.
- To consider the councils' approach to wind energy development.
- To explore ways to deliver sufficient plots for self-build and custom housebuilding in the area.

Relationship with the Portland Neighbourhood Plan

We have progressed our own Plan because we feel that the Local Plan has not taken full account of risks and opportunities for Portland, arising from the following issues:-

- a different population demographic to the rest of the Plan area with a greater ageing blue-collar profile
- a strong sense of local identification and a desire to remain Island based.
- a large scale housing association accommodation offer, use of which has not been matched by investment in employment and training
- an awareness of the levels of employment possibilities and the potential from the Port area
- a remaining core technician and research skill and manufacturing base
- the uncertainty of future use of quarry areas and concerns over the encroachment on open spaces.
- a willingness to embrace sustainable energy solutions
- a desire to progress sustainable tourism initiatives that correlate with the Island's attributes
- major heritage and biodiversity facets, which may require new ideas for providing jobs, training and community cohesion
- A relatively large public estate, reflecting the past dependency on the public sector.

Issue: To reassess the level of economic and housing growth needed across the area (pages 15 – 18)

Background and Information

- The ageing population projected will result in a decline in the workforce.
- The affordability and availability of suitable housing will help to encourage people, particularly young people, to stay in the area and to attract the workforce that is needed to deliver economic growth.
- The need for housing is assessed regularly. There was a sudden change in the level of assessed need following the Local Plan Inspector's initial comments in 2014. This was because previously the level was based on a recession period and then had to be recast to be based on the period 2001-2007 to align the intentions of the plan to that set out in the National Planning Policy Framework (pro-growth). This resulted in an overall assessment of 775 dwellings per annum.
- The Inspector recommended that the Local Plan allows for a further five-year supply (to 2036).
- Current profiling (2014) indicates that the take up of housing in the area amounts to 589 dwellings per annum.

Q. Do you consider that the figure of 775 dwellings per annum remains an appropriate figure for the objectively assessed need for housing in the local plan area in the light of the 2014-based household projections?

Issues

- Were there any characteristics to the growth levels in 2001-2007 which were specific to that period?
- The intention of the Western Growth Corridor development is to encourage visibility and inward investment.
- Land may be being identified which will not be needed. Profiling of land supply may assist with managing this impact.
- There is no specific reference to brown field sites, although this is dealt with elsewhere in the review.
- The review of sites following the Local Plan Inspector's comments led to a rush of possible sites being identified that do not always have a strategic logic to them.

Q. Do you agree with the level of additional housing provision proposed for the local plan area to meet needs for a further five years ie at least an additional 4,520 new homes in the local plan area on top of those already identified?

Issues

- This would provide further robustness to the plan to resist ad hoc development
- Land may be being identified which will not be needed. Profiling of land supply may assist with managing this impact.

The Settlement Hierarchy on Portland (pages 26 – 27)

The definition of Portland as a coastal town does not reflect the nature of settlements on the Island. To assist with application of policy it may be more appropriate to refer to the settlements on Portland.

Q. Should Policy SUS2 refer to “the settlements on Portland” rather than the “coastal and market town” of Portland as being a focus for growth ?

Issues

- If the policy was defined in this way it would reinforce the defined development boundaries.
- It is uncertain however if this would compromise open spaces within the development boundaries eg Haylands and Weston Street.

Q. Should the settlements on Portland be listed in the supporting text as Castletown, Chiswell, Easton, Fortuneswell, Grove, Southwell, Wakeham and Weston?

Issues

Should we include references to Osprey Quay, the Verne and Portland Bill?

Developments on Portland (pages 91 – 98)

Background and Issues

- The Inspector recognised that developments on Portland were modest, reflecting in part the opportunities which exist for employment and housing but have not yet been fully exploited. This included an assessment of Portland Port which striking a balance between encouraging and promoting business activities and safeguarding other interests in particular the need to protect the environment.
- The National Planning Policy Framework (NPPF) states that there are three dimensions to sustainable development: economic, social and environmental. In terms of these three roles of the planning system, future growth on Portland will help to:-

Economic

- develop specialist maritime industries and other growth sectors that benefit from this unique location
- provide a good supply of well-paid jobs that benefit the local community and wider area
- develop sustainable tourism based on activities that capitalise on this unique location
- include water sports, climbing, walking and bird watching
- maintain and expand the role of Portland Port as a port of national and international importance, and continue regeneration at Osprey Quay;

Social

- reduce levels of multiple deprivation
- develop good education and skills provision
- see the redevelopment of the Hardy Complex for housing;

Environmental

- maintain and enhance the unique character of the island and its built and natural environment
- maintain and expand Portland Quarries Nature Park.

Possible Development Sites

Within these parameters the review conducted a high level analysis of strategic sites and concluded there were only two which would be considered potentially sustainable. These were Weston Street and South of Southwell.

Issues

These two sites were included as part of the workshop conducted in January 2017 and at that meeting it was agreed that:-

Weston Street would not be supported, because it closes a green corridor and also could allow the infilling of the area between Haylands and Weston Street.

The proposals South of Southwell were noted and would fit with the general issue of aligning the development boundary. However there was a need to consider retaining green space, minerals, impact on the landscape and heritage structures.

The group also considered other smaller sites at the area adjacent to France Quarry and Moorfield Road and representation around the brown field sites, particularly the redundant school sites and better use of the Hardy block area.

Q. Development on Portland has taken place at an average rate of 45 dwellings per year over the last 5 years. Given the constrained nature of Portland and need to address social and economic issues, should we plan for a lower level of growth or maintain the current level?

Q. Are there any additional issues related to the development of any of the site options?

Q. What are the infrastructure requirements for the development of the site options, individually or in combination with others?

Q. Are there any brownfield sites on Portland which may be suitable for residential development?

Issues

The Local Enterprise Partnership considers that the employment land offer on Portland could generate 3,000 jobs. This is in line with the levels previously enjoyed with the Dockyard, ARE and Osprey.

Daily nearly 3,000 people commute from the Island. County policy is to encourage self-containment.

The workforce is ageing and the level of retaining young people is of concern.

Level of Growth – Employment Land (pages 115-117)

Background and Issues

- Economic forecasts prepared to inform the Local Plan suggested that around 13,000 additional jobs could be generated in the period up to 2031. The plan indicates that 60.3 hectares of employment land should be provided to accommodate some of these jobs.
- The adopted local plan shows that the total supply of employment land is 85.5 hectares, which significantly exceeds the forecast requirements and allows for vacancies, churn and a degree of market choice.
- The Western Dorset Growth Area identifies Dorchester, Weymouth and Portland as the core area for growth.
- An updated workplace strategy prepared in 2016 takes account of recent changes in the economic context and reassessed the future need for land to 2036 at between 62 and 63 hectares.
- It is determined therefore that there is no need to allocate further land however provision as part of any larger development sites may be sought in order to provide a balance of land use.

Q. Do the figures in the revised workspace strategy provide an objective assessment of the overall need for employment land in the local plan area, especially in the light of national and local aspirations for economic growth?

Q. Do you agree with the assessment that there is no need to allocate any additional employment land in the local plan area in order to meet overall employment needs in West Dorset and Weymouth & Portland in the period up to 2036?

Q. Is there a need at any of the towns or other locations in the local plan area for additional employment land to be allocated in order to meet particular local employment needs or encourage greater self-containment?

Issues

- The Economic Vision for Portland specifies growth potential in a number of areas some of which are recognised directly by the LEP and others such as sustainable energy more specific to the Island.

- The Neighbourhood Plan process has identified a number of employment sites which could benefit from either amalgamation or modernisation.
- County's strategy towards Portland is to encourage self containment to improve job opportunities.
- The potential use of Mining Voids has been identified as a development potential.
- Osprey Quay is currently defined as a mixed use site.

Issue: To reconsider the approach to protecting employment sites (pages 118 – 121)

Background Information

- Policies within the Local plan seek to identify key employment sites. These are larger sites which make a significant contribution to the employment land supply.
- On Portland these are Portland Port, Southwell Business Park, Inmosthay Industrial Estate and Tradecroft.
- Other sites are safeguarded by alternative policies which take a more flexible approach to help facilitate a broader range of development including non-employment use where:-
 - o employment uses are resulting in harm to the character or amenity of the area
 - o there is an oversupply of suitable alternative employment sites
 - o redevelopment would not result in a significant loss of jobs
 - o redevelopment offers important community benefits.

Additionally the use is only permitted where it would prejudice the effective and efficient use of the remainder of the employment area for employment uses.

Reason for Change

- Planning policy requires a regular review of land allocations
- The Local Plan review provides an opportunity to review key sites. A reduction in the number of sites could improve the focus and application of relevant policies. A level of protection would still be afforded under the non-key area designations.

Q. Are there “key employment sites” listed that should no longer be given the higher level of protection afforded to “key employment sites”?

Q. Please tell us which ones and why.

Q. Are there any additional sites which should be added to the list of “key employment sites” and given a higher level of protection? Please tell us which ones and why.

Issues

- The issues set out under the previous section are repeated.
- The Neighbourhood Plan Working Group considered that if a rationalisation of industrial estates was needed those in proximity to Easton should be considered first.

Issue: To develop an approach to a green infrastructure network to replace existing local landscape designations (pages 125 – 127)

Background and Information

Green Infrastructure is defined as a “network of multifunctional green space, urban and rural which is capable of delivering a wide range of environmental and quality of life benefits for local communities”, in particular:-

- the provision of opportunities for recreation, social interaction and play
- driving economic growth through the creation of high quality environments
- the potential to improve public health and community wellbeing by enhancing the quality of the environment and providing opportunities for sport
- impacting on the delivery of ecosystems services and ecological networks
- mitigating the risks associated with climate change by managing flooding and water resources, plus helping species adapt to climate change by facilitating opportunities for movement
- reinforcing local landscape character, adding to a sense of place.

The current policy framework which defines the areas covered by green infrastructure was seen as a temporary situation whilst a basis to a more planned arrangement was constructed. A draft for consideration has now been set out below. Once a basis to determine a green network has been agreed areas identified will be reassessed to determine whether they should continue to be included. New sites may also be included if they fall into any of the definitions. Given the multifunctional nature of the network areas may be included in more than one category.

TYPE	EXAMPLES	PRIMARY FUNCTION
Outdoor recreation facilities, parks and gardens	Sports pitches and greens, playgrounds, urban parks, country parks, formal gardens.	Offer opportunities for sports, play and recreation and to enable easy access to the countryside (for example <i>Bridport Leisure Centre, Redlands Sports Hub, Dorchester's Borough Gardens</i>)
Amenity greenspace	Informal recreation spaces, housing green spaces, landscape planting, village greens, urban commons, other incidental space	Creating attractive and pleasant built environments, providing community and private outdoor leisure space (for example <i>'Green' off Sprague Close, Weymouth</i>)
Natural and semi-natural green / blue spaces	Nature reserves, woodland and scrub, grassland, heathlands, wetlands, ponds, open and running water, landscape planting	Creating areas for biodiversity, geodiversity, access to education associated with the natural environment (for example <i>Radipole Lake, Jellyfields Nature Reserve, Portland Quarries Nature Park</i>)
Green corridors	Rivers including their banks and floodplains, trees & hedgerows, dry stone walls, road and rail corridors, cycling routes, pedestrian paths, rights of way, Coast	Creating a sustainable travel network promoting walking and cycling, enhancements to semi natural habitats and integrating micro green infrastructure into urban areas (for example <i>Rodwell Trail, English Coastal path, River Brit corridor</i>)
Local character areas	Churchyards, treed areas, roadside verges, landscape screening, setting of a building, open gaps, important views	Creates a sense of character within a settlement contributing to the attractiveness of an area or building. (for example <i>Sherborne Abbey Close, Tree lined Avenues and Green spaces at Coneygar Road, Coneygar Lane and Beaumont Ave in Bridport, Open gap between Preston and Sutton Poyntz</i>)
Other	Allotments, community gardens, orchards, cemeteries and churchyards	Providing accessible facilities to meet needs within settlements, including enabling local food production (for example <i>Poundbury Community Farm, Bridport Community Orchard, St Georges church yard, Portland</i>)

Q. Do you think the definitions of Green Infrastructure above offer a suitable framework for identifying green infrastructure types?

Q. Is there anything missing from the categories?

Issues

The Neighbourhood Plan group has already made a start on completing the classification proforma and details will be available at the meeting. This includes information about the Quarry Nature Park completed by the Dorset Wildlife Trust and wildlife corridors analysis completed by the Dorset Environmental Committee.

The following areas were identified as needing a further review: Silklake, Independent, Yeolands Pit.

Possibly missing could be back gardens where these could provide an opportunity for wildlife movement in an otherwise restricted area e.g. Underhill.

Portland Town Council Applications

For applications registered between 17/1/2017 and 10/2/2017

Date Valid	Application No	Location and Proposal	Applicant and Agent's Name
26/1/2017	16/943/FUL	Portland Marina, 6 Hamm Beach Road	Dean & Reddyhoff Ltd
		Erection of dry stack boat storage structure	Richard Burgess Associates Ltd
PTC Recommendation.....			
30/1/2017	16/944/FUL	103 Fortuneswell	Fortuneswell Development SPV2 Ltd
		Alterations to provide five flats and one duplex, alterations to the front elevation to provide replacement windows at second floor and alterations to the rear elevation to provide replacement windows at ground, first and second floors	Richard Burgess Associates Ltd
PTC Recommendation.....			
18/1/2017	17/037/OFF	Council Offices, Fortuneswell	Chinewood
		Change of use from office (Class B1(a)) to dwellings (Class C3)	Ellis & Partners
PTC Recommendation.....			

30/1/2017

17/084/CMR

2 Weston Street

D & K Wilson

Change of use from retail (Use Class A1) to a dwellinghouse
(Use Class C3), and for associated operational development
(Prior Approval Retail to Dwelling)

Ellis & Partners

PTC Recommendation.....



Our Ref: **(CS)242085 - (VF)14701 – Albion Stone Works**

Mr. Ian Looker
Parish Clerk
Portland Town Council

By Email: office@portlandtowncouncil.gov.uk

Date: 02.02.2017

Dear Sirs,

PROPOSED BASE STATION INSTALLATION AT SITE (CS) 242085 - (VF)14701 – ALBION STONE WORKS, OFF EASTON LANE, EASTON, PORTLAND, DORSET, DT5 1BW

Vodafone Limited has entered into an agreement with Telefónica UK Limited pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. These arrangements will be overseen by Cornerstone Telecommunications Infrastructure Ltd (CTIL) which is a joint venture company owned by Vodafone Limited and Telefónica UK Limited.

This agreement allows both organisations to:

- Pool their basic network infrastructure, while running two, independent, nationwide networks
- Maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development.

Vodafone is in the process of identifying a suitable site in the Easton area for a radio base station. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Vodafone is committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone's continued network improvement program, there is a specific requirement for a radio base station at this location to provide the local area with new (4G) technology.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones and other devices we rely on simply will not work.

Please find below the details of the proposed site upgrade: -

Our technical network requirement is as follows:

DALY INTERNATIONAL (UK) Ltd • Site Acquisition • Town Planners • Designers • Construction • Project Managers

Theale House (Building B 1st Floor), Brunel Road, Theale, RG7 4AQ

Telephone +44 (0) 118 951 9930 • Facsimile +44 (0) 118 951 9931

• Registered In England & Wales No. 342 5239

• Registered Office: c/o Griffins, 24-32 London Road, Newbury, Berkshire, RG14 1JX

www.dalyinternational.com

Nominal number	(CS) 242085 - (VF)14701
Site objective	To provide new (4G) technology to the locality.

The option is as follows:

Site Name and Address	ALBION STONE WORKS, OFF EASTON LANE, EASTON, PORTLAND, DORSET, DT5 1BW
National Grid Reference	(E) 369190 (N) 072461
Type of Installation	Installation of 15m high monopole with top of proposed antennas at 17m, installation of 3 no. proposed antennas, installation of 2 no. 300mm dia. dishes, installation of 1 no. proposed equipment cabinet, installation of 1 no. proposed meter cabinet; plus ancillary apparatus. (Please refer to the attached full schematic drawings of the proposal for further detail).
Traffic Light Model Rating	GREEN
Assessment: The purpose of the development is to provide the local area with new improved 4G (fast data) coverage. The local area has been benefitting from 3G coverage for Vodafone customers from existing cell VF 4177 located at Easton Masonry company, 99 Easton Street, Portland. CTIL and Vodafone have been trying to secure legal rights to upgrade base-station VF 4177 for 4G technology since 2015. Due to the uncertainties and obstacles involved in terms of the time-scales and making legal progress, the Operator requires a new site to allow the transmission of 4G frequencies in local area. The new monopole base-station would enable the transmission of 4G technology in the local area for both Vodafone and Telefonica, hereby complying with local and national planning policies which encourage mast-sharing. The installation of the base-station may potentially remove any requirement to develop another base-station in the local area, which is in line with local and national planning policies governing good telecoms development. The different radio coverage dynamics associated with the provision of new 4G	

frequencies to the local area necessitates the proposed height to be a minimal requirement.

The proposed site would consist of a 15m high monopole supporting 3 no. antennas with a top height of antennas at 17m. The proposed pole would appear galvanised in texture, and the antennas would be coloured grey so that it can blend with the background of sky in distant views.

The proposed pole would be placed at a discrete location on the grounds of Albion stone quarry on Easton lane. The site would be sufficiently set back from any proximity to highway. It would be screened from public views from local vantage points. No sensitive land-uses have been found within proximity to location.

Our reasoned conclusion is that the benefits of the proposal significantly and demonstrably outweigh any adverse effects. This is a conclusion supported by local planning policy and the content of section 5 - *Supporting Advanced Communications Infrastructure* of the NPPF.

We have considered alternative site options and discounted them as follows:



Option 1 (Green-field): Portland Household Re-cycling Centre, Easton Lane, Easton, Portland, Dorset, DT5 1BW (NGR: 369155 E, 72475 N)

This option was investigated for a green-field option. The monopole installation could have been installed next to the recycling centre. However, the landlord was not interested in the proposal. Therefore, this option was discounted.

Option 2 (Green-field): Albion Stone Quarry, West side on Easton lane, Easton, Portland, Dorset, DT5 1BW (NGR: 368977 E, 72494 N)

This option was investigated for a green-field option. The land-use comprised of stone

quarry and related structures, which would have been ideal to locate a telecommunications installation. However, the land was a part of the designated Isle of Portland Site of Special Scientific Interest (SSSI). In the presence of alternative options, this option was not considered superior in planning terms. Therefore, this option was discounted.

Option 3 (Green-field): Industrial Units, Inmosthay, Easton, Portland, Dorset, DT5 2JU (NGR: 369051 E, 72388 N)

This option was investigated for a green-field option. The land-use comprised of stone quarry and related structures, which would have been ideal to locate a telecommunications installation. However, the location was within proximity of the designated Isle of Portland Site of Special Scientific Interest (SSSI). Due to lack of response received back, it was concluded that the landlord was not interested in the proposal. Therefore, this option was discounted.

Option 4 (Green-field): SW Easton Lane, Easton lane, Easton, Portland, Dorset, DT5 1BP (NGR: 369209 E, 72209 N)

This option was investigated for a green-field option. A monopole at this location would have provided the required coverage. However, this location was considered very near to the highway. In the presence of an option which was setback from direct views, an option at a more prominent and visible location was not considered superior in planning terms. Therefore, this option was discounted.

Option 5 (Green-field): Stone Works, Off Victoria Place, Easton, Portland, Dorset, DT5 2AA (NGR: 369074 E, 72103 N)

This option was investigated for a green-field option. A monopole at this location would have been desirable from a radio coverage perspective. However, the landlords confirmed that they weren't interested in the proposal within normal commercial arrangements. Therefore, this option was discounted.

Option 6 (Green-field): Stone Works, Easton Lane, Easton, Portland, Dorset, DT5 1BP (NGR: 369114 E, 72349 N)

This option was investigated for a green-field option. A monopole at this location would have been desirable from a radio coverage perspective. However, the landlords confirmed that they weren't interested in the proposal within normal commercial arrangements. Therefore, this option was discounted.

Further to the above options, some potential rooftop options were also considered:

Option R.1 (Roof-top): Drill Hall, Easton Lane, Easton, Portland, Dorset, DT5 1BP (NGR: 369174 E, 72366 N)

This option was investigated for a potential rooftop option. A rooftop option would have been superior to a green-field option in planning terms. However, the height of the building was not considered sufficient to fulfil the radio coverage requirements. A compensatory height increase would have been required for any installation on the rooftop. This was not considered acceptable in planning terms, or for build purposes.

Therefore, this option was discounted.

Option R.2 (Roof-top): Portland Fire Station, Grove Road, Easton, Portland, Dorset, DT5 1DS (NGR: 369351 E, 72166 N)

This option was investigated for a potential rooftop option. A rooftop option would have been superior to a green-field option in planning terms. However, the height of the building was not considered sufficient to fulfil the radio coverage requirements. A compensatory height increase would have been required for any installation on the rooftop. This was not considered acceptable in planning terms, or for build purposes. Moreover, there would have been some impact on nearby residences. Therefore, this option was discounted.

Option R.3 (Roof-top): Easton Methodist Church, 7 Reforne, Easton, Portland, Dorset, DT5 2AL (NGR: 369129 E, 71866 N)

This option was investigated for a potential rooftop option. A rooftop option would have been superior to a green-field option in planning terms. However, it was observed that the location would be outside the desired cell search area. Moreover, the building is situated in a Conservation Area, and is a Grade II Listed Structure. This option was not considered superior to other options in less sensitive areas. Therefore, this option was discounted.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Vodafone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before submission is made to the Local Planning Authority. This 14 day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

We look forward to receiving any comments you may have on the proposal.

Yours faithfully,

Aruna Venkatraman
Senior Planning Consultant

e-mail: Aruna.Venkatraman@dalyinternational.com
Tel: 0118 951 9930

(for and on behalf of CTIL and Vodafone Limited)

DRAWING REGISTER

[illegible][illegible]

DRAWING STATUS

[illegible]

DISTRIBUTION

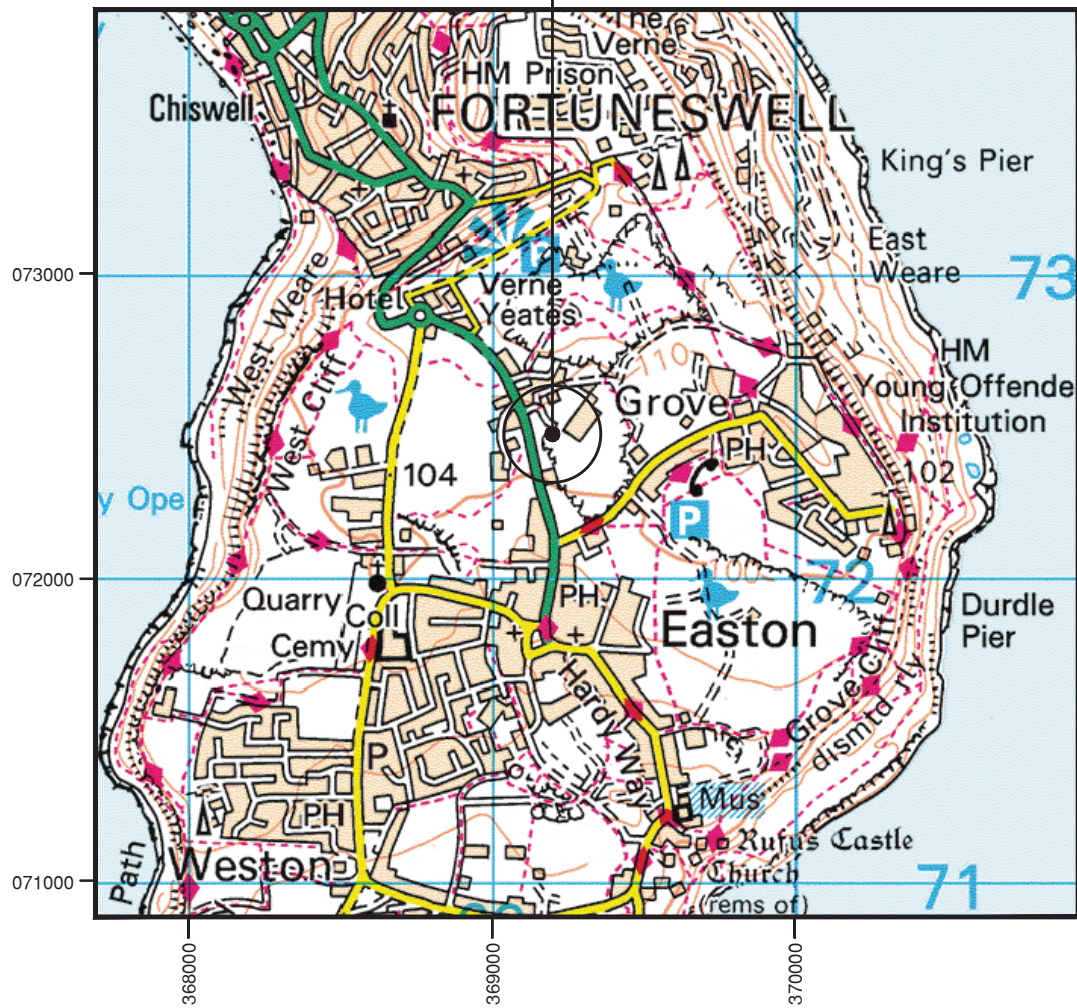
DISTRIBUTION	E: ELECTRONIC COPY
CTIL DELIVERY MANAGER	E
CELL PLANNER	E
DALY INTERNATIONAL - INTERNAL DISTRIBUTION	E

"The Cornerstone Team is comprised of individuals employed either by Telefónica UK Limited or VF UK Limited. It exists to facilitate network infrastructure sharing arrangements between the two companies, but not as an entity in its own right. Neither company is an agent for the other and the members of the Cornerstone Team employed by one company are not agents for the other company. The Cornerstone Team is not a partnership, nor is it incorporated as a limited company. It cannot enter into contracts, and cannot be responsible for debts, whether in its own name or on behalf of Telefónica UK Limited or VF UK Limited".



Cell Name		Opt.
ALBION STONE WORKS		A
Cell ID No's		
CTIL	TEF	VF
242085	N/A	14701
Site Address / Contact Details		
OFF EASTON LANE EASTON PORTLAND DORSET DT5 1BW		
NGR	E: 369190 N: 072461	

SITE LOCATION

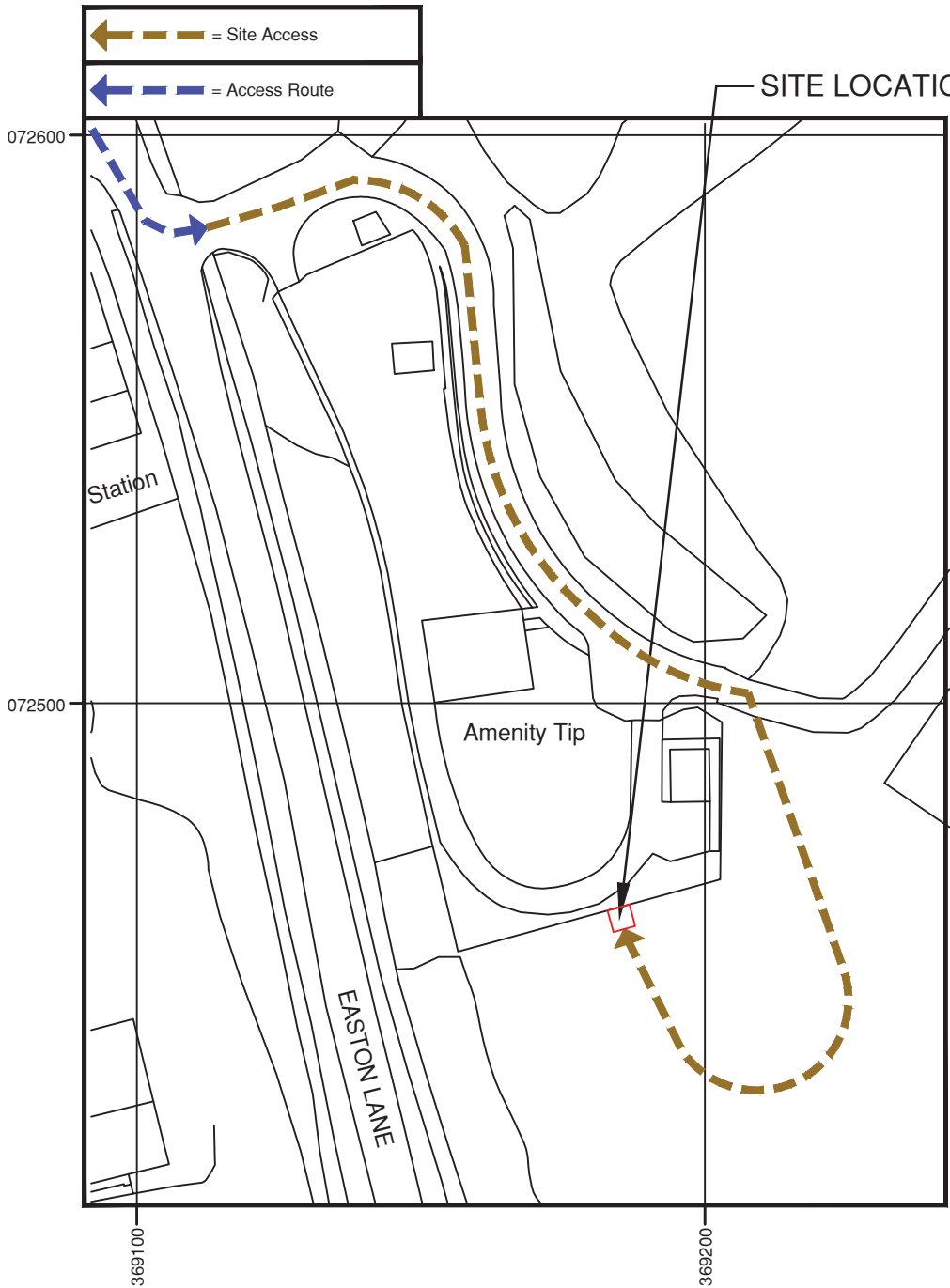
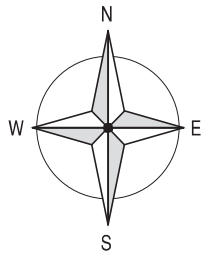


SITE LOCATION
(Scale 1:25000)

Ordnance Survey map extract
based upon Landranger map series
with the permission of the controller of
Her Majesty's Stationery Office
Licence No. 0100023487
Crown copyright.



SITE PHOTOGRAPH



DETAILED SITE LOCATION
(Scale 1:1250)

Based upon Ordnance Survey map extract
with the permission of the Controller of
Her Majesty's Stationery Office.
Crown copyright.
Licence No. 100020449

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

NGR E: 369190 N: 072461

CONCESSION REQUIRED NO

DIRECTIONS TO SITE: LEAVE THE A35 AT THE DORCHESTER TOWN FOOTBALL CLUB ROUNDABOUT AND HEAD SOUTH ON THE A354 MONKTON HILL. AFTER 8km AT THE ROUNDABOUT TAKE THE SECOND EXIT ONTO THE WEYMOUTH RELIEF ROAD. AFTER 2Km AT THE ROUNDABOUT TAKE THE SECOND EXIT AND AFTER 200m AT THE NEXT ROUNDABOUT GO STRAIGHT OVER ONTO A354 WEYMOUTH WAY. AFTER 1Km AT THE ROUNDABOUT TAKE THE FIRST EXIT TO STAY ON THE A354. STAY ON THE A354 FOR 2Km WHICH THEN BECOMES BUXTON ROAD. AT THE ROUNDABOUT TAKE THE FIRST EXIT ONTO A354 PORTLAND BEACH ROAD. STAY ON THE A354 WHICH BECOMES NEW ROAD FOR 6Km AND THEN AT THE ROUNDABOUT TAKE THE SECOND EXIT ONTO A354 EASTON LANE. AFTER 300m TURN LEFT INTO ALBION STONE WORKS. THE SITE IS LOCATED TO THE RIGHT OF THE CAR PARK NEXT TO THE FENCE.

NOTES:

- 1) ALL DIMENSIONS ARE IN MM UNLESS NOTES OTHERWISE.
- 2) DRAWINGS TO BE READ IN CONJUNCTION WITH SITE SURVEY FORM.
- 3) PRIOR TO BUILD, CONTRACTOR MUST ENSURE INFORMATION SHOWN ON DRAWINGS IS TO THE LATEST SITE CONFIRMATION FORM (SCF). SHOULD ANY CONFLICT ARISE, THEN CONTACT THE DESIGN CONSULTANT IMMEDIATELY.
- 4) SITE IS TO BE PROVIDED WITH ADEQUATE SAFETY SIGNAGE IN ACCORDANCE WITH TELEFONICA UK STANDARD DETAIL DRAWING 9391/A

A	FIRST ISSUE	MF	RWB	RWB	25.01.17
Rev	Modification	By	Ch	Ap	Date



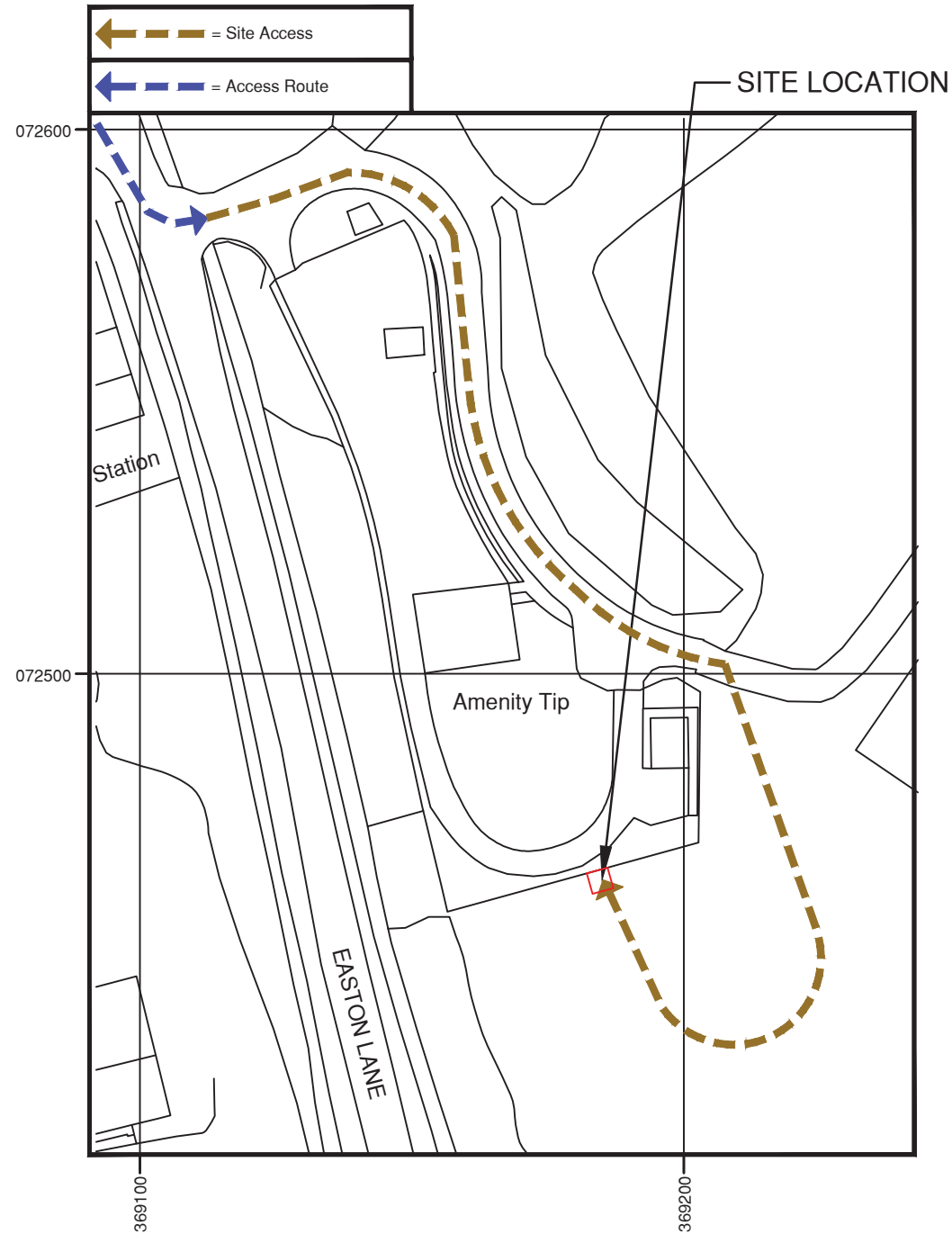
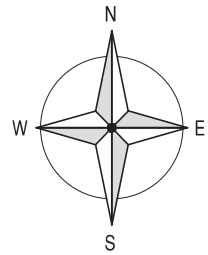
Cell Name	Opt.
ALBION STONE WORKS	A

Cell ID No's		
CTIL	TEF	VF
242085	N/A	14701

Site Address / Contact Details		
OFF EASTON LANE EASTON PORTLAND DORSET DT5 1BW		

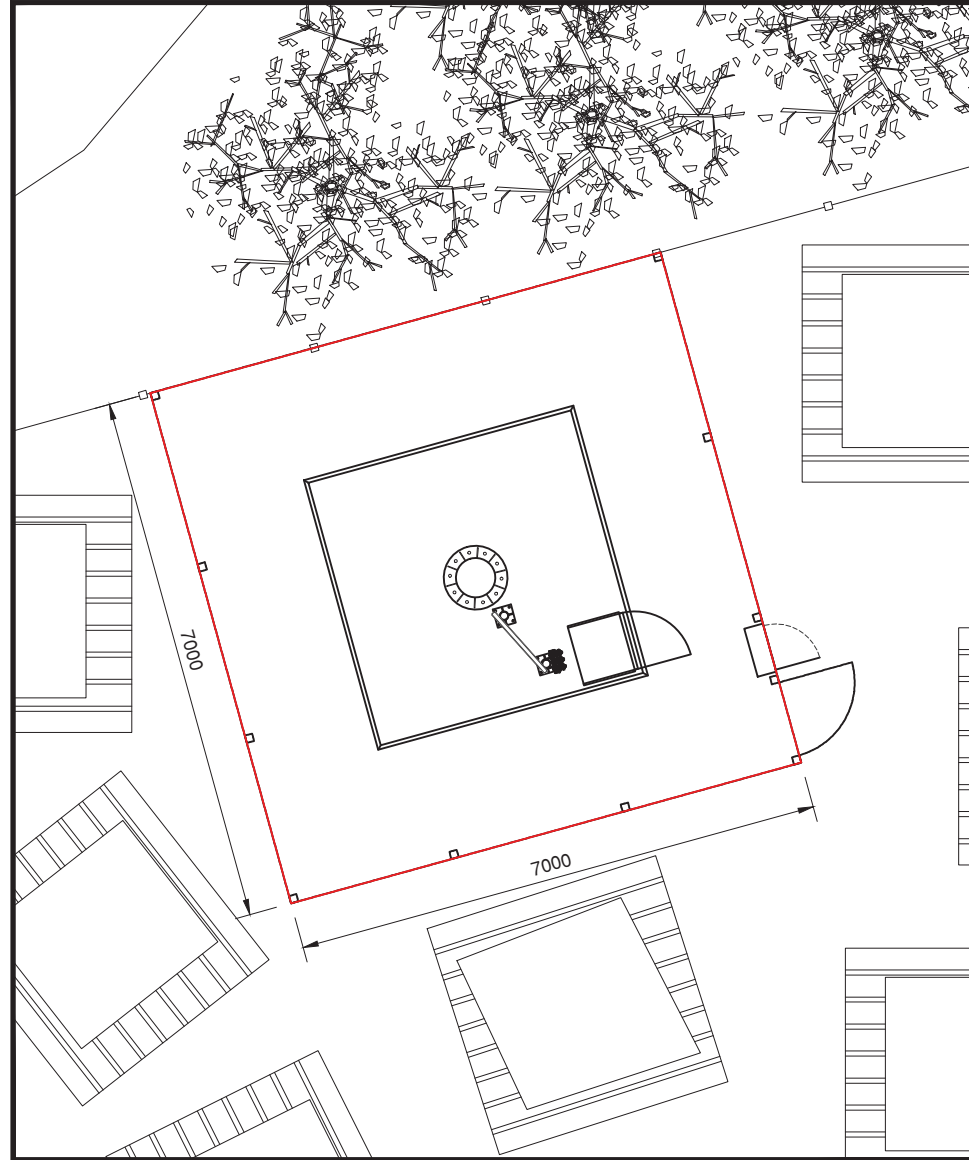
Drawing Title:	SITE LOCATION MAPS			
Purpose of Issue:	PLANNING			
Drawing Number:	100			
Surveyed By:	MF		Scale:	AS SHOWN
Drawn:	Date:	Checked:	Date:	Issue:
MF	25.01.17	RWB	25.01.17	A

100mm
75mm
50mm
25mm
10mm
A3



DETAILED SITE LOCATION (Scale 1:1250)

Based upon Ordnance Survey map extract
with the permission of the Controller of
Her Majesty's Stationery Office.
Crown copyright.
Licence No. 100020449



DEMISE PLAN (1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE						
NGR		E: 369190 N: 072461				
CONCESSION REQUIRED			NO			
DIRECTIONS TO SITE: LEAVE THE A35 AT THE DORCHESTER TOWN FOOTBALL CLUB ROUNDABOUT AND HEAD SOUTH ON THE A354 MONKTON HILL. AFTER 8Km AT THE ROUNDABOUT TAKE THE SECOND EXIT ONTO THE WEYMOUTH RELIEF ROAD. AFTER 2Km AT THE ROUNDABOUT TAKE THE SECOND EXIT AND AFTER 200m AT THE NEXT ROUNDABOUT GO STRAIGHT OVER ONTO A354 WEYMOUTH WAY. AFTER 1Km AT THE ROUNDABOUT TAKE THE FIRST EXIT TO STAY ON THE A354. STAY ON THE A354 FOR 2Km WHICH THEN BECOMES BUXTON ROAD. AT THE ROUNDABOUT TAKE THE FIRST EXIT ONTO A354 PORTLAND BEACH ROAD. STAY ON THE A354 WHICH BECOMES NEW ROAD FOR 6Km AND THEN AT THE ROUNDABOUT TAKE THE SECOND EXIT ONTO A354 EASTON LANE. AFTER 300m TURN LEFT INTO ALBION STONE WORKS. THE SITE IS LOCATED TO THE RIGHT OF THE CAR PARK NEXT TO THE FENCE.						
NOTES: 1) ALL DIMENSIONS ARE IN MM UNLESS NOTES OTHERWISE. 2) DRAWINGS TO BE READ IN CONJUNCTION WITH SITE SURVEY FORM. 3) PRIOR TO BUILD, CONTRACTOR MUST ENSURE INFORMATION SHOWN ON DRAWINGS IS TO THE LATEST SITE CONFIRMATION FORM (SCF). SHOULD ANY CONFLICT ARISE, THEN CONTACT THE DESIGN CONSULTANT IMMEDIATELY. 4) SITE IS TO BE PROVIDED WITH ADEQUATE SAFETY SIGNAGE IN ACCORDANCE WITH TELEFONICA UK STANDARD DETAIL DRAWING 9391/A						
A	FIRST ISSUE		MF	RWB	RWB	25.01.17
Rev	Modification		By	Ch	Ap	Date

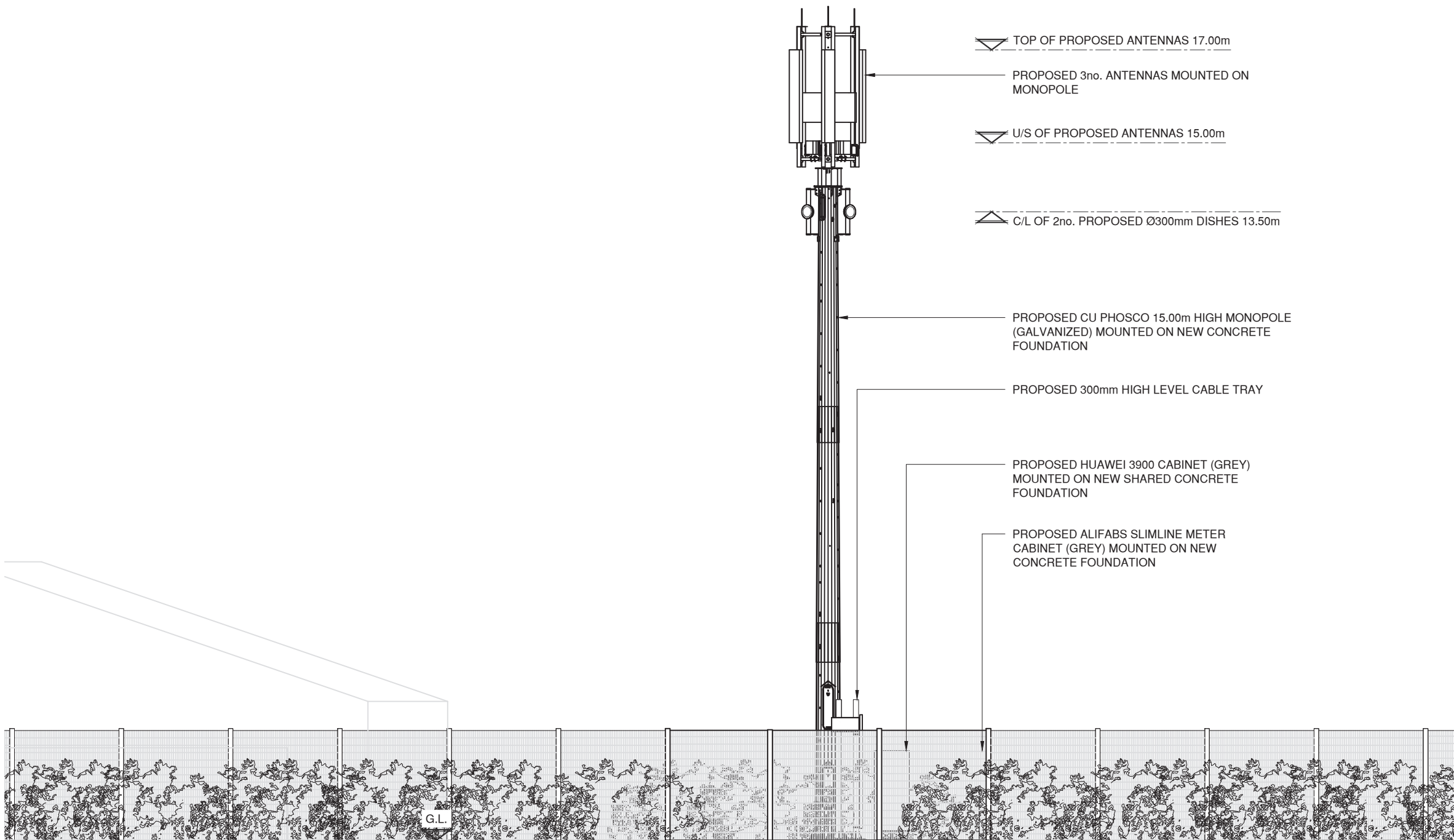


Cell Name			Opt.
ALBION STONE WORKS			A
Cell ID No's			
CTIL	TEF	VF	
242085	N/A	14701	

Site Address / Contact Details	
OFF EASTON LANE EASTON PORTLAND DORSET DT5 1BW	

Drawing Title:	DEMISE PLAN				
Purpose of Issue:	PLANNING				
Drawing Number:	101				
Surveyed By:	MF		Scale:	AS SHOWN	Issue:
Drawn:	Date:	Checked:	Date:	A	
MF	25.01.17	RWB	25.01.17		

100mm
75mm
50mm
25mm
10mm
A3



PROPOSED SITE PLAN

(1:100)

The drawings comply with Telefonica & Vodafone Standard ICNIRP guidelines.

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

NGR E: 369190 N: 072461

CONCESSION REQUIRED NO

NOTES:
GL = GROUND LEVEL
AGL = ABOVE GROUND LEVEL

A FIRST ISSUE MF RWB RWB 25.01.17

Rev Modification By Ch Ap Date



Cell Name Opt.

ALBION STONE WORKS A

Cell ID No's

CTIL TEF VF

242085 N/A 14701

Site Address / Contact Details

OFF EASTON LANE
EASTON
PORTLAND
DORSET
DT5 1BW

Drawing Title: PROPOSED SITE ELEVATION A

Purpose of Issue: PLANNING

Drawing Number: 300

Surveyed By: MF Scale: 1:100 Issue:

Drawn: MF Date: 25.01.17 Checked: RWB Date: 25.01.17 A