

PORTLAND TOWN COUNCIL

Council Offices
52 Easton Street
PORTLAND
Dorset
DT5 1BT

Tel: 01305 821638

E-mail: office@portlandtowncouncil.gov.uk

15th March 2017

Dear Councillor

You are hereby summoned to attend a **MEETING** of the **PLANNING & HIGHWAYS ADVISORY COMMITTEE**, to be held in the **COUNCIL OFFICES, EASTON STREET**, on **WEDNESDAY, 22ND MARCH 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 22nd February 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. Planning Contravention Issues** – to receive Planning Officer's reports and consider issues raised by members
- 9. Planning Applications notified by Dorset County Council** – to consider
- 10. Highway Issues**
 - a) Road Safety in Easton** – to consider the reply from Dorset Police (attached)
 - b) Pedestrian Crossing, Park Road** – to consider a letter from a resident (attached)
- 11. Date of Next Meeting**

The Committee's next meeting is scheduled for Wednesday, 26th April 2017, at Easton Methodist Church Hall, Easton, commencing at 7.00 pm.

Portland Town Council Applications

For applications registered between 23/2/2017 and 14/3/2017

Date Valid	Application No	Location and Proposal	Applicant and Agent's Name
14/3/2017	17/071/FUL	4 Victoria Square Boat house / fishing store to the rear of the property	Simon Jones
PTC Recommendation.....			
23/2/2017	17/076/RES	Land to the north of 54 New Street Approval of reserved matters of access, appearance, layout and scale of outline application WP/15/00497/OUT - Erect three bungalows	Imago Developments Ltd Richard Burgess Associates Ltd
PTC Recommendation.....			
10/3/2017	17/082/FUL	Tesco, Park Road Change of use of nine parking spaces to hand car wash and valeting operation, including installation of an office and erection of a canopy	Waves Consultancy Ltd
PTC Recommendation.....			

10/3/2017	17/083/ADV	Tesco, Park Road	Waves Consultancy Ltd
		Erection of four fascia signs and six free-standing signs	

PTC Recommendation.....

28/2/2017	17/093/FUL	3 Belle Vue Cottages	Mr Daniel Sellen
		Conversion and change of use of existing garage / store to private dwelling	Mr Nik Southorn

PTC Recommendation.....

3/3/2017	17/100/FUL	61 Pound Piece	Mr Lee Moran
		Erect attached garage to south side of dwelling	

PTC Recommendation.....

7/3/2017	17/109/FUL	9 Ventnor Road	Mr Cox
		Alterations and reinstate original bay window	Stuart Barnes Ltd

PTC Recommendation.....

23/2/2017	17/127/SCH	1 West Way, Southwell Business Park	Mrs Sandra Smyth
		Change of use from offices (B1) to registered nursery (D1)	

PTC Recommendation.....

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PTC Recommendation.....

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PTC Recommendation.....

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PTC Recommendation.....

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PTC Recommendation.....

West Dorset, Weymouth & Portland Local Plan Review

Initial Issues and Options Consultation - February 2017

Main Issues per LP Review:	NP Group Should:	TC Current Response
A single vision for the whole plan area	Consider whether the proposed vision accords with the NP vision and approach – and make considered response by 2nd April 2017	<i>It was felt that the Vision should include some referencing to the potential of Portland Harbour area as significant asset within the Vision scope</i>
The level of economic and housing growth needed across the area	Accept the revised overall growth targets for the LP area provides a strategic context for the NP	<i>The Planning Committee recognised that a figure of 775 dwellings per annum were calculated as required but also felt the following issues should be taken into account</i> Issues • Were there any characteristics to the growth levels in 2001-2007 which were specific to that period? • It is noted that 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. Time 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. <i>Regarding a further five years, the Planning Committee felt that this would provide further robustness to the plan to resist ad hoc development however land may be being identified which will not be needed. Profiling of land supply may assist with managing this impact.</i> <i>The need to help meet the strategic targets of the Local Plan will be addressed by the Neighbourhood Plan.</i>
The approach to the distribution of development	Consider how Portland and its settlements best fits into the growth hierarchy, using	<i>There was general agreement for the approach to refer to the settlements on Portland as it would recognise the historic growth aspects of Portland the group wanted to ensure that every effort was in place to prevent further coalescence of</i>

	recent HCA study – and make considered response by 2nd April 2017	settlements. <i>The group recognised the settlements shown and also the group felt that the inclusion of Osprey Quay, the Verne and Portland Bill may be relevant. There was also discussion as to whether Westcliff should be considered as a distinct area.</i> <i>The group however also recognised the functional relationship between these areas which may require some aggregation as exemplified in the Heritage and Character Study.</i> <i>With reference to ‘defined development boundaries’, the group supported the strict control of these to underpin more certainty around the planning process.</i> <i>Appropriate scale the group noted the criteria and felt these together with the Heritage and Character Study should be used to determine development proposals on Portland.</i>
Growth opportunities at the main towns and the market and coastal towns	Decide on method of determining preferred level of growth to inform NP policy approach	Development on Portland has taken place at 45 dwellings per year should we plan for this level continuing given the constrained nature of the Island <i>The committee recognised that over the period this would provide approximately 900 additional dwellings which was in line with amount of potential sites on Portland currently identified. The committee also recognised the intention in the Economic Vision to create 3,000 additional jobs on Portland. The committee however reiterated the need to look at brownfield sites first in a strategic manner.</i> <i>Regarding the specific development proposals indicating an additional yield of 180 units, the committee confirmed the view 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.</i> <i>The proposals South of Southwell were noted originally it was felt that this 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. However the Neighbourhood Plan group subsequently felt that this approach would undermine the emphasis on brownfield first and changed their thoughts around this site. The group discussed the removal of the fence to improve</i>

		<i>integration and also the issues around any building proposed on the car park as this was remaining busy with the current uses of the site. The group however were unaware of the SHLAAR 2016 update and relevant site proformas which will be taken to the Planning and Highways meeting to assist discussion. Paper A refers</i> <i>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.</i> <i>Regarding infrastructure issues, the Neighbourhood Plan has identified the need to look at the following infrastructure areas in a structured manner relating to increased demands - the transport network, community facilities, health and education.</i> <i>Regarding brownfield sites on Portland, a number of brownfield sites already identified do not fit easily with a strategic approach to the Island's future needs.</i> <i>Larger brownfield sites which could become available should be included in any strategic housing need.</i> <i>The Hardy block area could be better utilised.</i> <i>The availability and suitability of sites for development and their capacity is being explored in the context of a growth strategy for Portland and will be addressed by the Neighbourhood Plan.</i>
Reconsider the approach to protecting employment sites	Consider whether any additional employment sites should be protected as 'key employment sites' - – and make considered response by 2nd April 2017	<i>The committee agreed with the workspace strategy indicators</i> <i>With regard to the allocation of employment land A major focus of our Neighbourhood Plan is to encourage employment growth on Portland so we would like to see a positive approach to recognising this.</i> <i>Regarding additional employment land, please see previous response and the following comments</i> <i>• The Economic Vision for Portland specifies growth potential in several areas some of which are recognised directly by the LEP and others such as sustainable energy more specific to the Island.</i> <i>• The Neighbourhood Plan process has identified several employment sites which could benefit from either amalgamation or modernisation.</i> <i>• County's strategy towards Portland is to encourage self-containment to</i>

		<i>improve job opportunities.</i> • <i>The potential use of Mining Voids has been identified as a development potential.</i> • <i>Osprey Quay is currently defined as a mixed-use site.</i> Questions on Key Employment sites: <i>We would not wish to see any loss of sites although we recognised future employment areas may require some modernisation etc.</i> <i>At this time there were no additional sites proposed although we would support a more strategic approach to the employment land offer across the Osprey Quay, Castletown and Portland Port.</i>
Establish a hierarchy of town and local centres	Consider status of shopping centres using propose hierarchy – and make considered response by 2nd April 2017	<i>The group agreed that Easton be re-designated as a District Centre. The group were mindful of the need to apply as much protection to our retail centres as possible. The group noted that a retail analysis study was being conducted as part of the Local Plan Review. The group felt that other services should be included such as Leisure Centres , Visitor Centres. It was felt that developments in Castletown should be reflected in making this also a Local Centre</i>
Policy in relation to affordable housing	Consider implications of revised approach to affordable housing provision	<i>The group felt that it was difficult to respond to all the sections about housing and needed further information.</i> <i>The nature of local housing need will be explored further and addressed in the Neighbourhood Plan.</i>
Develop an approach to a green infrastructure network	Categorise green infrastructure on Portland in accordance with LP categories	<i>The group agreed with the definitions of Green Infrastructure, the active use of green space on Portland is part of the Economic Vision for the Island</i> <i>With regard to any missing categories, the close-knit nature of Underhill surrounded by green space may require consideration of an urban green network concept.</i> <i>Is there a need to consider the setting of archaeological sites and landforms?</i> <i>The categorisation of green spaces on Portland, consistent with the strategic approach of the Local Plan Review, will be explored further and addressed in the Neighbourhood Plan.</i>
Identify Coastal Change Management Areas	Review implications of Shoreline Management Plan – and make considered response by 2nd April 2017	<i>The group were made aware of the policy criteria set out in the Shoreline management plan but this was after the meeting and so a fuller discussion will need to be had at the Planning Committee meanwhile proposals are to report that the group noted the shoreline management proposals Paper B but felt that the importance of Chesil Beach and Portland Beach Road in terms of protection for the</i>

		<i>Island, the Port and the wider area may require expansion of the Hold the Line policy With regard to the development constraints scheduled. The group noted the policy intentions around the shoreline management plan and this would appear to be in line with the above proposals.</i> <i>The questions relating to rollback required more specific information given the policy intentions shown.</i>
Establish if technical housing standards can be justified	Identify special housing needs – to underpin NP policy	As above re housing <i>The nature of local housing need will be explored further and addressed in the Neighbourhood Plan.</i>
Approach to wind energy development	Consider potential wind energy development sites	<i>The group considered the following issues:</i> <i>Our Neighbourhood Plan consultation process has indicated strong support for sustainable energy development but for which we have yet to designate appropriate sites. Portland windmills (the only ones in Dorset) indicate that the potential from the topography and climate have been identified in the past.</i> <i>The group noted the above but felt that Portland being a major path for migratory birds would create issues with wind farm developments and that the community would prefer to see tidal, wave, solar and other sustainable solutions .</i> <i>The identification of potential and suitable energy development sites will be explored further and addressed in the Neighbourhood Plan.</i>
Ways to deliver sufficient plots for self-build and custom housebuilding	Identify demand and potential for self-build – to underpin NP policy	As above re housing <i>The demand for and efficacy of alternative ways of providing new dwellings will be explored further and addressed in the Neighbourhood Plan.</i>
Community Reaction	Understand what the community's reaction has been to the Issues and Options Consultation	<i>It would be very helpful to see what the people, business and other interest groups have said by way of comment on the Issues and Options Consultation and to ensure their views are taken into account during the next stages of neighbourhood planning.</i>
Process and Timetable	Establish productive links with the LP Review process Determine if, and when, the NP should be submitted	<i>The need to maintain a constructive dialogue between local and neighbourhood planners is recognised as being vital to a successful outcome for both plans.</i>

Extant Planning Permissions (Sept 2016)

Address	No.
1A, Avalanche Road	1
2 East Street	1
28 Fortuneswell	2
52, Park Estate Road	1
72, Easton Street	3
8 Rufus Way, Grove	1
9, Rufus Way	1
Adj 44 Chiswell (site of former 34a Chiswell)	1
Adj. 88 Avalanche Road	10
Adj. Westcliff House, Weston Rd	1
Alma Terrace	11
Between 12 & 14 Woolcombe Road, Weston	3
Bumpers Lane	64
Castle Court Site, Osprey Quay	39
The Hardy Complex, Castle Road	285
Land adj 19(b), Clements Lane	1
Land adjacent to 33, Park Road	1
land adjacent to 8, Moorfield Road	1
Land at Bransbarrow, Brandy Row, Chiswell	1
Land at North End of Perryfield Work, Pennysylvania Road	6
Land r/o, 95 to 127, Reforne	4
Land to east of 35, Park Road	1
Land to rear of 6, Southwell	1
Land to south of 62 to 72, Weston Street	8
Osprey Quay	31
Perryfield Works, Pennsylvannia Road, Easton	9
Rear of 20 East Street	1
Rear of 44C-62, Weston Street	1
Royal Victoria Lodge, Victoria Square	4
Workshops, Bottomcoombe Works, Easton (Windmills)	15
	509

Sites with Development Potential: As set out on attached proformas Estimated Yield = 69 dwellings

Sites with development potential previous SHLAARs = 188 dwelling

Redundant public sector sites etc ?

SHLAA submitted Sites with Potential – December 2016

Site Reference: WP/TOPE/019			
Site name / Address	Land at Augusta Road		
Ward/Parish	Tophill East, Portland		
Current Land Use	Former play area		
	Total Site Area (ha)	0.505	
	Developable Site Area (ha)	0.5	
	Brownfield?	☐	
	Map Assessment of Existing Development	N/A	
	Suitability for continued use		

20 dwellings

Site Reference: WP/TOPE/031			
Site name / Address	45 Wakeham, Portland		
Ward/Parish	Tophill East, Portland		
Current Land Use	Garden amenity		
	Total Site Area (ha)	0.113	
	Developable Site Area (ha)	0.113	
	Brownfield?	☒ IN PART	
	Assessment of Existing Development	N/A	
	Suitability for continued use		

5 dwellings

Site Reference: WP/TOPE/032			
Site name / Address	Land to East of 41-47 Wakeham		
Ward/Parish	Tophill East, Portland		
Current Land Use	Agricultural and Parking / Garages		
 © Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 1000196	Total Site Area (ha)	0.365	
	Developable Site Area (ha)	0.365	
	Brownfield?	☒ (Part)	
	Assessment of Existing Development	N/A	
	Suitability for continued use		

15 dwellings

Site Reference: WP/TOPW/011			
Site name / Address	Land between 21-35 Weston Street		
Ward/Parish	Tophill West, Portland		
Current Land Use	Sports Pitches		
 © Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690	Total Site Area (ha)	1.742	
	Developable Site Area (ha)	0.26	
	Brownfield?	☐	
	Map Assessment of Existing Development	The only existing development is a shelter at the SE corner of the site.	
	Suitability for continued use	Sports pitches – one large standard pitch and three smaller pitches.	

6 dwellings

Site Reference: WP/TOPW/030			
Site name / Address	Avalanche Road		
Ward/Parish	Tophill West, Portland		
Current Land Use	No current use		
 © Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690	Total Site Area (ha)	0.278	
	Developable Site Area (ha)	0.278	
	Brownfield?	☐	
	Assessment of Existing Development Suitability for continued use	N/A	

8 dwellings

Site Reference: WP/TOPW/031			
Site name / Address	North Eastern Corner, Southwell Business Park		
Ward/Parish	Tophill West, Portland		
Current Land Use	Tarmacked surface, currently used as a car park for Island of Portland Aldridge Community Academy (IPACA)		
 © Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690	Total Site Area (ha)	0.277	
	Developable Site Area (ha)	0.277	
	Brownfield?	☒	
	Assessment of Existing Development Suitability for continued use	N/A	

8 dwellings

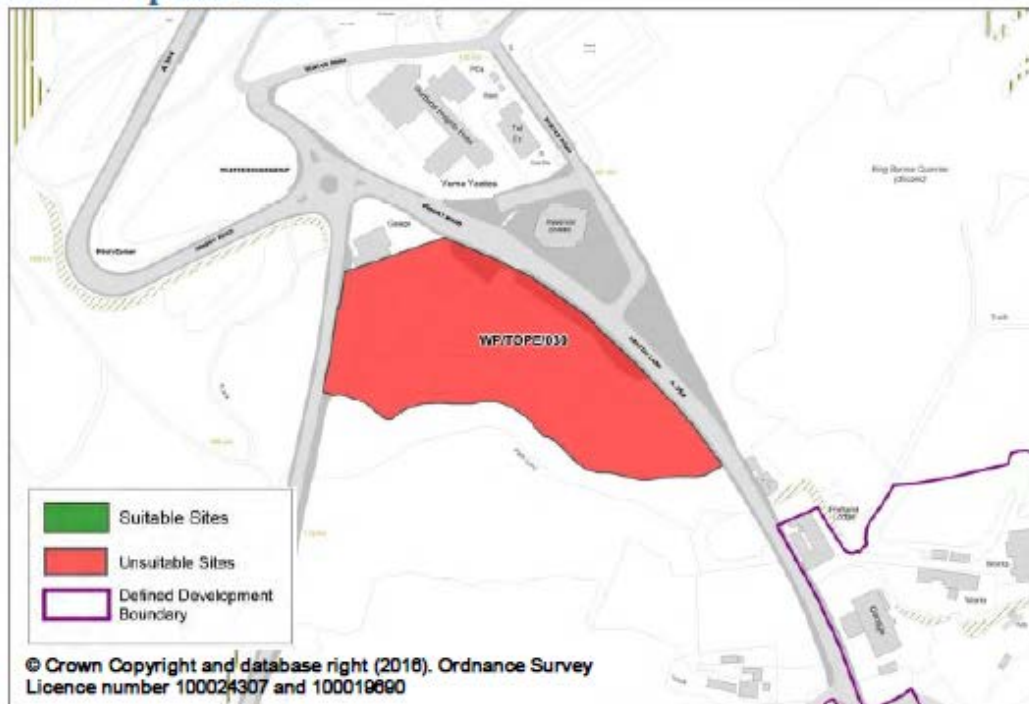
Site Reference: WP/TOPW/032			
Site name / Address	South of Southwell Business Park		
Ward/Parish	Tophill West, Portland		
Current Land Use	Vacant		
 © Crown Copyright and database right (2016). Ordnance Survey Licence number 100024307 and 100019690	Total Site Area (ha)	0.289	
	Developable Site Area (ha)	0.289	
	Brownfield?	☐	
	Map Assessment of Existing Development Suitability for continued use	N/A	

7 dwellings

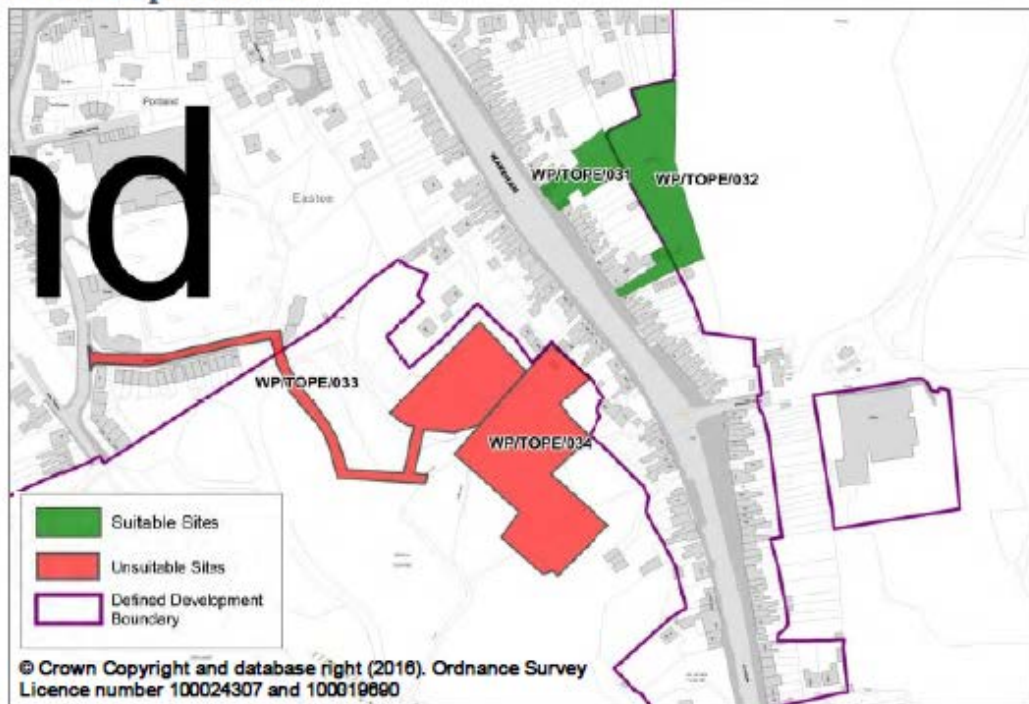
No Development Potential

		Area	
WP/TOPE/030	Yeates Corner, Tophill	1.923	This site is not suitable for development primarily due to its exposed location. The lack of facilities nearby and limited walkability make it an unsustainable location, especially in light of the type of dwellings proposed.
WP/TOPE/033	Bottomcoombe (Phase 2), off Park Road	0.474	The site is not suitable for development
WP/TOPE/034	Bottomcoombe (Phase 3)	0.652	A large part of the site is in the SNCI. Residential development would extend the form of the settlement in an uncharacteristic and arbitrary way. Unacceptable impacts on landscape and townscape character. Consideration of this site was also reliant on the suitability of SHLAA site 41 due vehicular access constraints.
WP/TOPW/019	Hinde Plot, Reap Lane	0.653	Residential development in this area would fundamentally conflict with the prevailing pattern of development, and extend into the characteristically open grassland landscape surrounding Portland's settlements. There are also likely to be significant impacts from the sensitive coastal landscape. This area is not considered to be suitable for residential development due to unacceptable impacts on the landscape and townscape character.

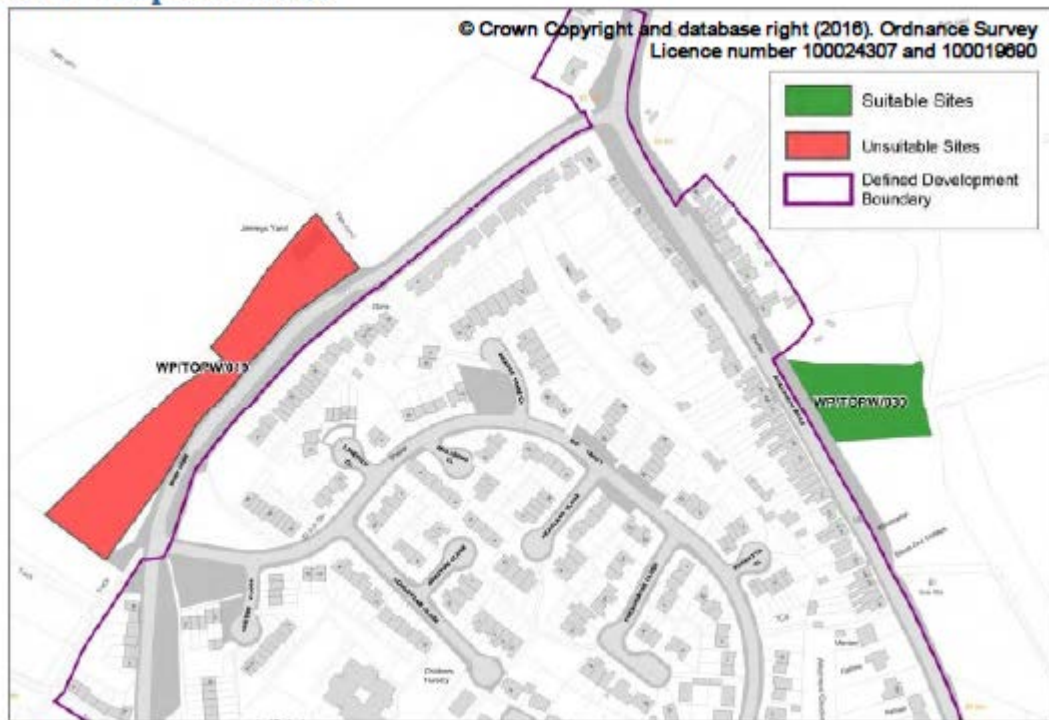
Portland - Tophill East



Portland - Tophill East



Portland - Tophill West



Area	Policy Considerations	Policy Recommendations
Small Mouth to Osprey Quay	Eastward movement of Chesil Beach est 50-120m in 100 years Coastal Flooding to Small Mouth and Portland Beach Rd. Erosion of Small Mouth Area	Secondary defence lines Maintenance of Portland Breakwaters. No development along the undefended Ham Beach. New developments in line with Local Plan Policy Env 5 Flood Risk
Osprey Quay	Reliance on Portland and Marina Breakwaters and Flood Embankments Managed retreat of Chesil Beach encroachment	Promotion of area for mixed use could come under increased risk unless defences are improved. Consideration of alternative transport links New developments in line with Local Plan Env 5 Flood Risk
Portland Port	Reliance on Portland Breakwaters A potential for localised cliff top erosion due to groundwater effects of up to 30 metres over the next 100 years.	New developments in line with Local Plan Env 5 Flood Risk
Grove Point to Portland Bill	A potential for localised cliff top erosion due to groundwater effects with a general risk line of 6 metres over 100 years but with a higher risk line of 30 metres between East Weares and Church Ope	No permanent development should occur in the area of risk. Time limited planning consent and development appropriate for nature of risk built in re-appraisal Likely development short term holiday lets, camping/caravan sites/ leisure and tourism – e.g. café. However if applicant can robustly show that data for an area is inaccurate then approval may be granted
Portland Bill to West Weares	A potential for localised cliff top erosion due to groundwater effects with a general risk line of 6 metres over 100 years	Specific issues in relation to Quarry Nature Park and Southwell Business Park
West Weares to Hamm Roundabout	Hold the line where sea defences exist Managed realignment of Northern section A potential for larger and longer gales	Maintenance of sea defences and flood embankments No development to occur in area of Chesil Beach roll back Any development should be appropriate for the area given the timing of future risks, limited in its size and extent and can adapt to future changes in line with Env 5 Flood Risk. The type of development is likely to be appropriate are those that require coastal location and or/ or provide substantial social and economic benefit e.g. hotels, shops, offices,

The proposed approach to development within Coastal Change Management Areas are as follows

Risk of Coastal Erosion

Appropriate Development - Examples

- **Immediate (20 year horizon)**
- Limited range of types of development directly linked to the coastal strip. Time limited planning permission only
- Beach huts, cafes/tea rooms, car parks and sites for holiday or short let caravans and camping.
- This excludes permanent residential development

Medium (20 -50 year time horizon) and Long term (up to 100 year time horizon)

- Wider range of types of development with time limited planning permission
- Hotels, shops, office or leisure activities requiring a coastal location and providing a substantial economic and social benefits to the community.
- This excludes permanent residential development

ROAD SAFETY IN EASTON

From: Browning, Peter, Dorset Police

Sent: 3 March 2017

Copy: Portland Town Council

Dear [Redacted]

Thank you for your letter which has been passed to me as the local Neighbourhood Police Inspector by the town council.

I note that there are two main areas that you raise. Firstly, there is perhaps a need for some enforcement/education action to take place and I have therefore copied your letter to our 'No Excuse' team highlighting some of the problems you have identified.

Secondly, is your request that there is consideration of a longer term problem solving approach through potential traffic calming measures which may include speed reductions. I have therefore passed your email to the DCC Highways contact to discuss the situation and review what appropriate measures could be taken.

I will ensure that you are contacted with any update.

Thanks again

Pete Browning
Neighbourhood Inspector
Weymouth and Portland Section

[Edited]

ROGER C LUTHER



23/02/2017

Portland Town Council
Council Offices
52 Easton Street
Portland
Dorset
DT5 1BT

630
23 FEB 2017

Planning and Highways Committee.
(Portland Town Council)

Dear Chair,

I would like to bring to the attention of the committee of a potentially dangerous situation that exists at the pedestrian crossing in Park Road Portland.

Some days ago I was witness to a incident, where an elderly lady on her mobility scooter was using the crossing, from the surgery side of the road. When she reached the other side of the road she was unable to turn right as the telegraph pole prevented her from making the turn in a single move.

Unfortunately she was unaware of a car approaching the crossing from the Easton Square direction. Without looking she reversed the scooter to enable her to make the turn to the right, strait into the path of the oncoming car.

Fortunately the car was able to stop in time, preventing what could have been a very nasty accident.

I feel that the position of the telegraph pole is potentially dangerous, not only to users of the crossing but to pedestrians in general as it some distance into the footpath causing the path to be quite restricted.

Yours faithfully,



Mr Roger C Luther



Portland Town Council Office
 52 Easton Street
 Portland
 Dorset
 DT5 1BT



WESTERN RELIEF ROUTE

From: Weymouth Civic Society

Sent: 15 March 2017

To: Undisclosed

Subject: LOCAL PLAN REVIEW SITE Ch2 AND THE WESTERN RELIEF ROUTE

Good morning,

We are attaching a letter from Weymouth Civic Society to convey to you our serious concerns about Local Plan Review proposed development site Ch2 in Chickerell on the line of the Western Relief Road from Weymouth to Portland.

Regards,

Pru Bollam,
Chairman of Planning and Environment Committee
Weymouth Civic Society

From: Weymouth Civic Society

Sent: 15 March 2017

To: Undisclosed

Subject: WESTERN RELIEF ROAD - SAFEGUARDING LINE

Good afternoon,

It has been pointed out to us that the sketch map showing part of the Western Relief Route sent this morning may be a little confusing, as it shows the originally safeguarded line of the route. However, since then of course the junction with the Chickerell Link Road has now been constructed directly on Chickerell Road and not across the land on the corner, which is part of Link Park Business Park and approved for an ALDI store.

That part of the original safeguarding line to which our letter refers is thus no longer relevant – only from Chickerell Road southward.

We hope this clarifies the situation.

Regards,

Pru Bollam
Weymouth Civic Society

[Both e-mails have been edited]