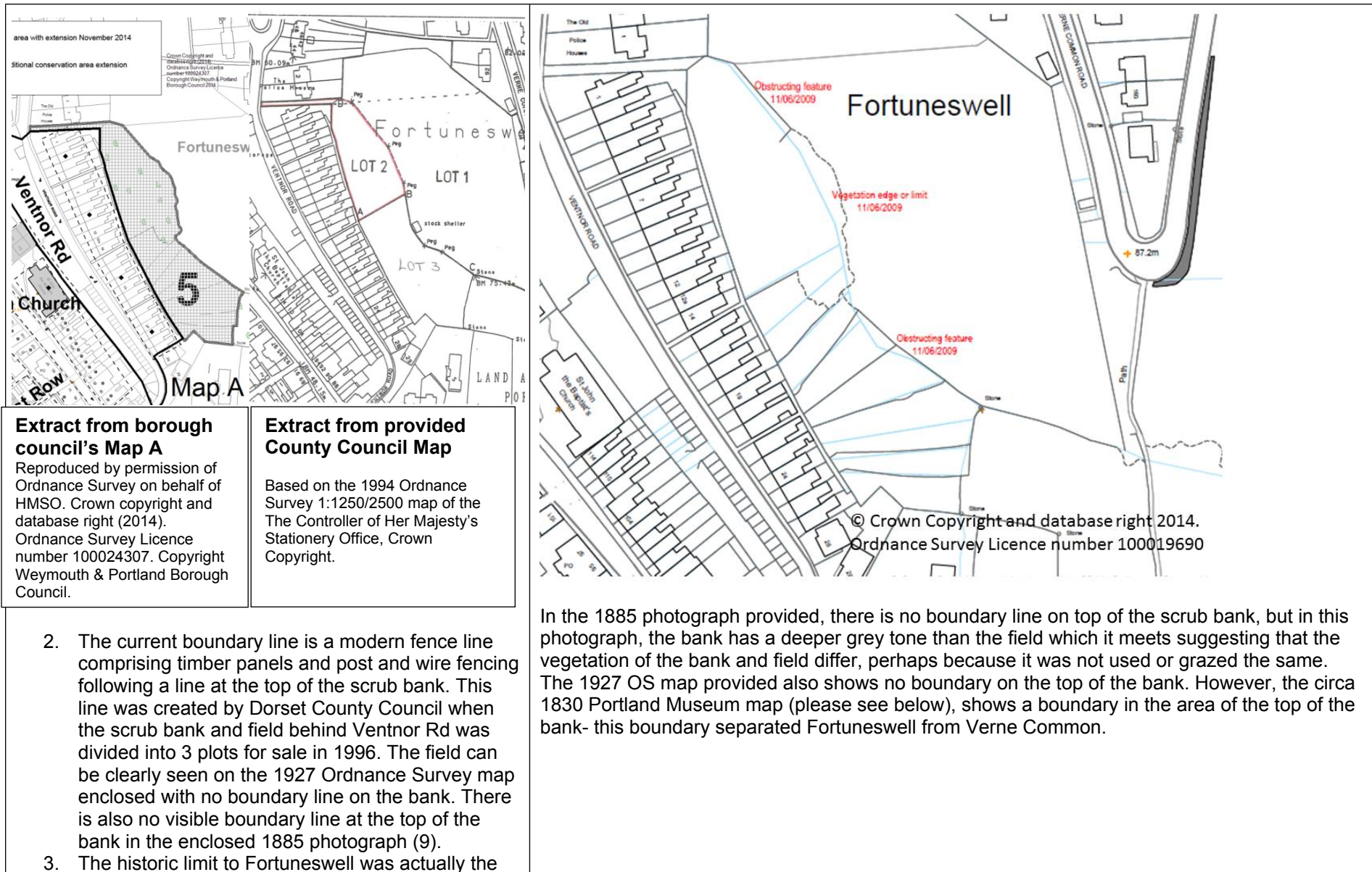


Additional Conservation Area Boundary Extensions

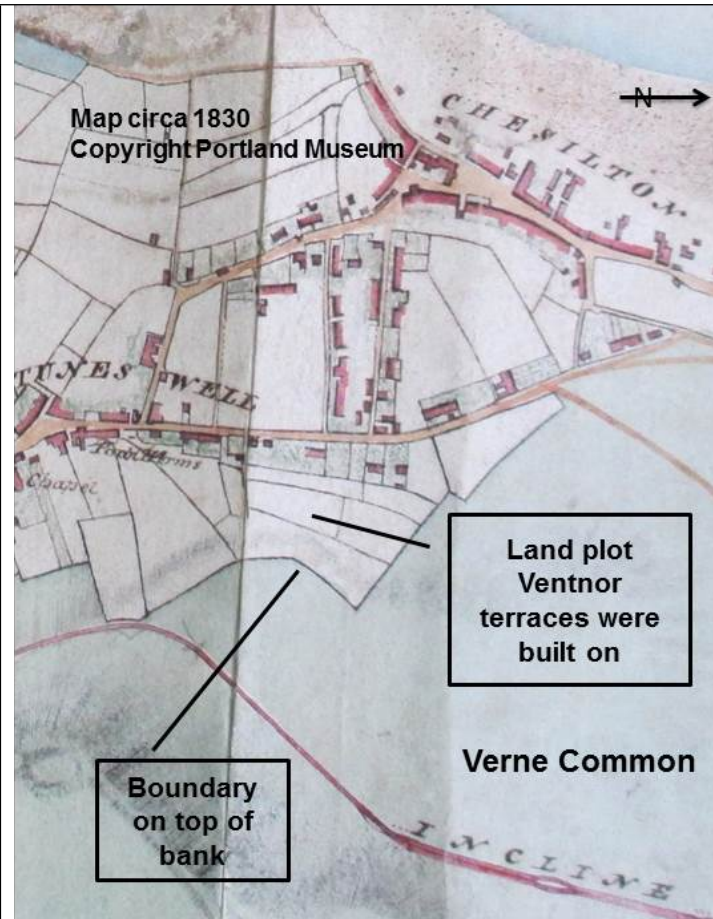
Underhill conservation area boundary extension to include gardens at the rear of Ventnor Rd	
Public comments	Officers comments
Weymouth Civic Society: do not wish to make any further comments in respect of the additional extensions to Conservation Areas (1).	Noted
Gardens and boundaries were built by those residents who purchased the land from Dorset County Council (3).	Noted
What impact would a conservation area have on the field behind the gardens (3)?	Under Policy ENV 4 in the emerging West Dorset, Weymouth and Portland Borough Local Plan, the field behind the gardens would be considered within the setting of the conservation area.
Portland Town Council: additional areas were welcomed (5).	Noted
<p>Object to the proposal to extend the conservation area as outlined on Map A on several grounds:</p> <ol style="list-style-type: none"> 1. The boundary lines illustrated on Map A (see below) do not match the boundary lines on the ground – see attached Dorset County Council map (see extract below) from the sale of the land in 1996 when the boundary line was created. The area marked Lot 3 was subsequently divided into separate gardens attached to some of the properties from 15-27 and again these divisions do not appear to match those on Map A (9). 	<p>It is appreciated that there is some difference between boundary lines on the provided Dorset County Council map and the borough council's Map A. Similar difference is apparent on the map below which shows the land behind Ventnor Rd with the Ordnance Survey mapping in black (vegetation edge or limit) and the Land Registry mapping in blue (obstructing feature). Under licence, Ordnance Survey mapping was used for Map A and so it was the vegetative edge or limit that the boundary of the proposed conservation area extension followed.</p>



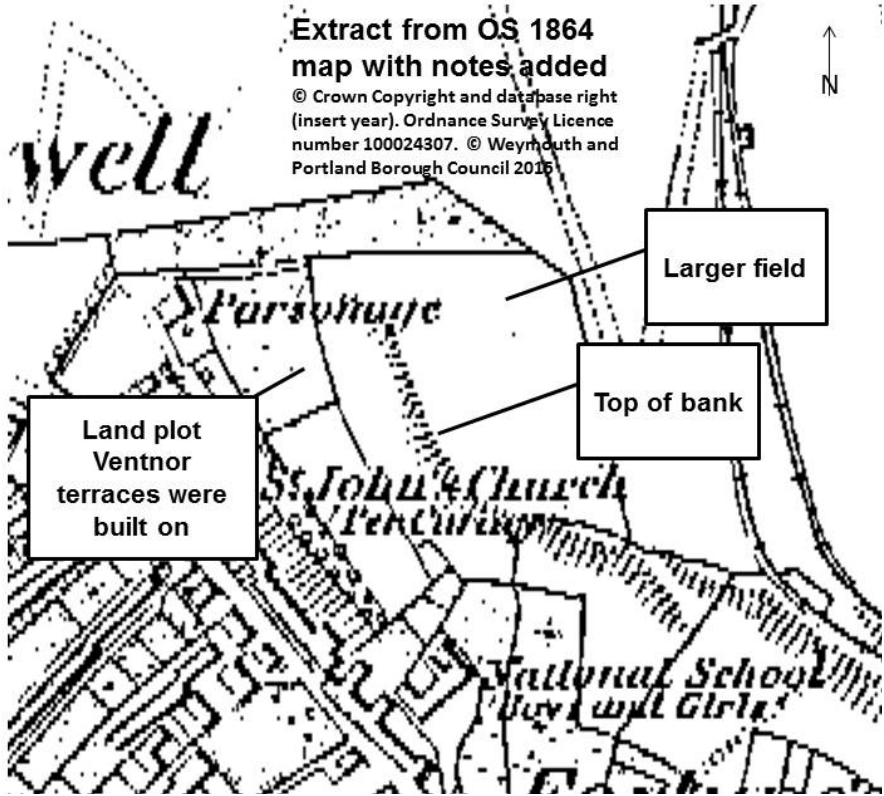
wall at the back of the close or field known as Under Hole (see attached extract from the Ventnor Rd historic deed). This boundary wall can be clearly seen in the enclosed 1885 photograph of the area. This historic boundary wall became the rear wall of the back alley running behind the Ventnor Rd properties when they were built, some of which has subsequently been removed from 15-27 to extend gardens. Therefore the land you are proposing to include was actually beyond the historic boundary (9).

4. Not all of the land indicated on Map A belongs to the terraced houses in Ventnor Rd. The plot marked as lot 3 from 15-27 is now continuous with the original property gardens and as such are now part of those properties. The area marked as lot 2 on the Dorset County Council 1996 map is not attached to any individual property and is held under separate title deed. It is a completely separate piece of land with its own access from Ventnor Rd via the lane marked on the map (9).
5. It is incorrect that the track on the north side of 1 Ventnor Rd is part of the property's garden. It is actually part of lot 2 on the Dorset County Council 1996 map (9).

The reasons given for including this land are fundamentally flawed and there is no justification for including this separate land holding in the proposed conservation area [extension] (9).



On the OS 1864 map (see below), the slope and top of the bank is defined cartographically but a boundary line is absent. This map also shows boundary changes at the time Verne Common Rd was established, resulting in the enlargement of the field behind the land plot that Ventnor terraces were built on. Therefore, during the C19, the historic limits of Fortuneswell, in terms of where it met the common, changed. However, even in the mid C20, such as shown on the 1960 and 1974 OS maps (available at <https://www.old-maps.co.uk>), there is a clear delineation between scrub bank and the field (then allotment gardens) by a cartographic line following the top of the bank.



Extract from OS 1864 map with notes added
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well

Parsonage

St John's Church

National School
Boy and Girls

Larger field

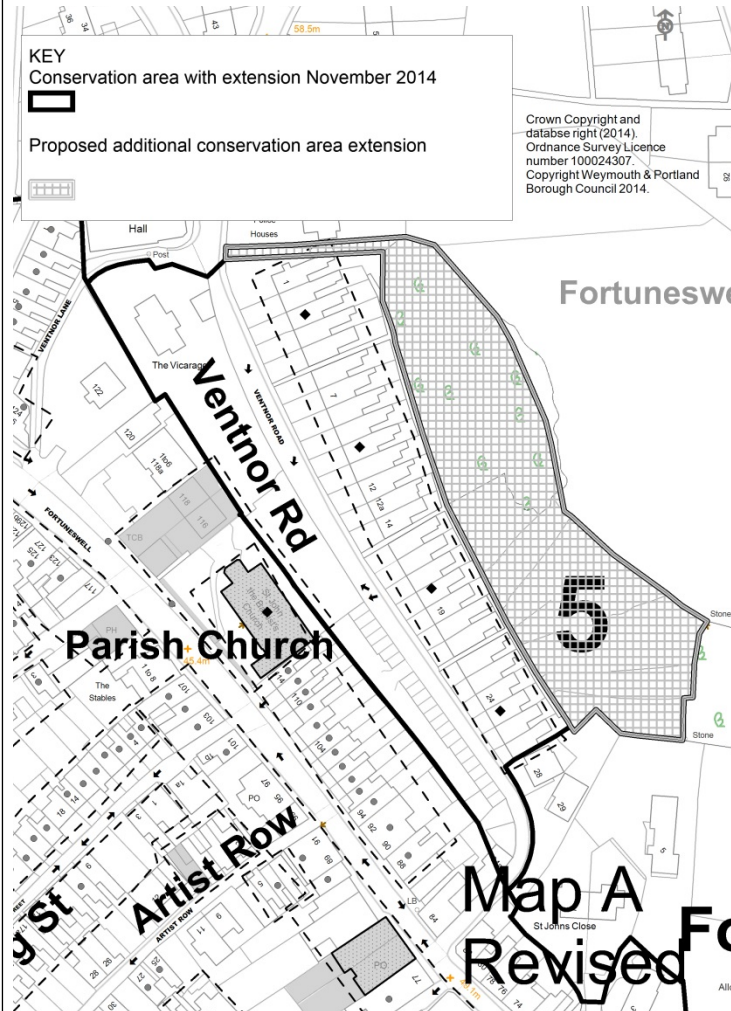
Top of bank

Land plot Ventnor terraces were built on

The fact that plot 2 is a separate land holding and that the track alongside 1 Ventnor Rd is actually part of plot 2 was not appreciated until now. However, this information does not detract from the importance of the top of the bank in terms of it signifying the limits of Fortuneswell in the early C19. There is also the consideration of the trees both in the gardens and the separate land holding. As part of the consultation on the proposed boundary extension, Borough Council officers were invited to comment. The Council's Tree Officer – please see comment below – has commented on the importance of the trees in terms of their contribution to public views and the amenity of the conservation area. It is therefore still proposed to extend the boundary to include the gardens behind Ventnor Rd and also the separate parcel of land.

By including the gardens behind 15 – 27 Ventnor Rd in the conservation area, all land holding (instead of part) belonging to terraced properties would be incorporated. By including both the

gardens and the separate parcel of land, the significance of the early C19 limit of Fortuneswell, where it met the common at the top of the scrub bank, and the amenity of the trees would be recognised. Along with Ordnance Survey, Land Registry information is used to determine the line of the proposed conservation boundary extension (see map below).



<p>Object strongly to placing the back gardens of Ventnor Rd in a conservation area. When the land was bought it was a rat infested space full of rubbish and rotten mattresses. Earth was physically pushed back to create beautiful and individual gardens that have been nurtured ever since. Object to the fact that no help was forthcoming then. The idea that the council should have a say as to how we look after our gardens now is intolerable (19).</p>	<p>The land was not previously owned by the Borough Council.</p> <p>General maintenance of gardens is not affected by being in a conservation area. The exception is work to trees (regardless of species, providing the trunk diameter is greater than 75mm when measured at 1.5m above ground level) which are protected by conservation area status. As previously stated (please see comment directly above), incorporating the gardens in the conservation as far as the top of the bank would recognise the old limits of Fortuneswell and include all landholding associated with the terraced housing, avoiding a situation of half in and half out of the conservation area. The amenity value of the garden trees, which enhance the conservation area, would also be recognised.</p>
<p>Tree Officer, Weymouth & Portland Borough Council: in terms of amenity the trees in the area upslope of Ventnor Rd have a value when seen from a distance. When seen from New Rd for example, the trees emphasise the boundary between Ventnor Rd and the more modern housing in Verve Common Rd. From closer such as from the first hairpin bend of Verne Common Rd, the trees follow the natural break in the slope immediately to the rear of Ventnor Rd forming a green edge without obscuring the longer range of views across the roof tops (22).</p>	<p>Noted</p> <p>In the Appraisal of the Conservation Areas of Portland (adopted November 2014), New Rd is identified as an important gateway (page 17) with panoramas over Underhill, which includes Ventnor Rd and the trees upslope behind.</p> <p>Please see comments above.</p>
<p>Fully in agreement with the proposed extension of the conservation area. This is a wonderful green space full of mature trees and a great habitat and refuge for wildlife. Such tree filled spaces are extremely rare on Portland and very well worth protecting (16).</p>	<p>Noted</p> <p>Please also see comment above.</p>
<p>Property & Historic Environment, Dorset County Council: no wish to comment (11).</p>	<p>Noted</p>
<p>Dorset Industrial Archaeology Society: In full agreement with the conservation area boundary extension (17).</p>	<p>Noted</p>

Underhill conservation area boundary extension to include Old Hill & Old Rectory	
Public comments	Officers comments
Weymouth Civic Society: do not wish to make any further comments in respect of the additional extensions to Conservation Areas (1).	Noted
Will the inclusion of Old Hill in the conservation area change the land designations on either side of the boundary (2)?	The inclusion only recognises the historic and architectural interest of Old Hill and does not allocate any change to land use.
Will there be any improvements made in terms of maintenance, such as unblocking drains with Old Hill included in the conservation area (2)?	Unblocking road drains is the remit of Dorset County Council.
Quite happy with the proposed boundary extension (2).	Noted
Portland Town Council: additional areas were welcomed (5).	Noted
<p>Map B (see below) shows the stone wall at the west side of Old Hill going all the way up to the top. Above the Merchants' Railway there are only a few yards of this wall remaining, most of it having fallen away years ago. If this becomes a conservation area, is the council intending to replace this section of wall? If not, there is not much point including it in a conservation area (7).</p> <p>Much of the remaining wall is dry stone construction which requires a certain amount of maintenance. When the wall does require maintenance in the future, following its inclusion in the conservation area, will grants be available from the council to cover this maintenance?</p>	<p>The proposed conservation area boundary extension follows the boundary wall, the ownership of which is unclear, irrespective of its condition because it forms a line that has been mapped by Ordnance Survey and is therefore a division between Old Hill and adjoining land.</p> <p>There are currently no maintenance grants available and this applies generally.</p>

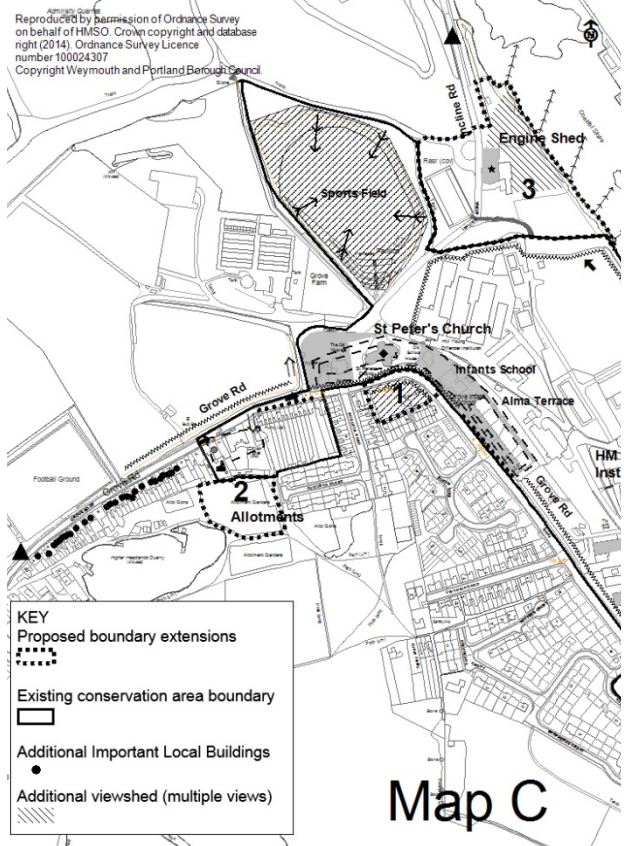
<p>Property & Historic Environment, Dorset County Council: no wish to comment (11).</p>	<p>Noted</p>
<p>Weymouth and Portland Area Planning Team, Weymouth & Portland Borough Council: Why not extend the boundary to include the War Memorial (15)?</p>	<p>The War Memorial is statutorily listed, publically owned and set within public open space, which forms part of the setting of the protected Memorial. Situated to the west of Old Hill, the Memorial would come within the setting (Policy ENV 4 of the Emerging West Dorset, Weymouth and Portland Local Plan) of the proposed conservation area boundary extension. It is not intended to include the Memorial in the conservation area.</p>

<p>Estates Division, Weymouth & Portland Borough Council: The borough council owns and maintains this open space for the benefit of the community and while its inclusion may be understandable from an historic perspective this is likely to increase the costs of future management and maintenance for the Council (12).</p>	<p>It is Old Hill that is being proposed for inclusion in the conservation area and not open land adjoining this old road to Tophill.</p> <p>A conservation area designation or boundary extension is recognition of special historic or architectural interest as per the Planning (Listed Buildings and Conservation Areas) Act 1990. Matters relating to management and maintenance are outside the scope of an assessment for conservation area designation or conservation area boundary extension.</p>
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<p>Grove conservation area boundary extension to include amenity space opposite St Peter's Church (Area 1)</p>	
<p>Public comments</p>	<p>Officers comments</p>
<p>Weymouth Civic Society: do not wish to make any further comments in respect of the additional extensions to Conservation Areas (1).</p>	<p>Noted</p>
<p>Portland Town Council: The accompanying report also highlights the open green space opposite St Peters Church and those behind the Church as important in creating the visual impact. The same also applies to the open space at the bottom of Augusta Road and this should be included (5).</p>	<p>On page 39 of the adopted Appraisal of the Portland Conservation Areas, the role of the open space opposite St Peter's Church is described as, "The enclosed parcel of amenity space, on the corner of Grove Rd opposite St Peter's is important for its impact to the setting of the conservation area. This open green space, featuring a small brick building and established trees, acts as a buffer around the nearby listed buildings. Whilst it is flanked to the south by post war housing, a substantial stone boundary wall with cock and hen detailing borders the west side and also serves as the rear boundary to terraced housing in Augusta Rd. Until the late C20, an archaeological feature, comprising a curved, red clay bank, crossed the amenity space, as shown on OS maps dating from at least 1864". To recognise the importance of this role, it is therefore proposed to include the open space in the conservation area.</p> <p>The open space at the end of Augusta Rd does not have such a role and is away from the conservation area. It is not proposed to include this space in the conservation area.</p> <p>See also comment below.</p>
<p>The proposed extension to include Area 1 seems a sensible proposal as it forms part of the setting of the Church of St Peter's (10).</p>	<p>Noted</p>
<p>Property & Historic Environment, Dorset County Council: no wish to comment (11).</p>	<p>Noted</p>

<p>Estates Division, Weymouth & Portland Borough Council: This land is owned by the Borough Council who have maintained and managed it for years. Its inclusion in the conservation area may affect its future asset value and add to costs of future management (12).</p>	<p>A conservation area designation or boundary extension is recognition of special historic or architectural interest as per the Planning (Listed Buildings and Conservation Areas) Act 1990. Matters relating to management and land value are outside the scope of an assessment for conservation area designation or conservation area boundary extension.</p>
<p>Dorset Industrial Archaeology Society: In full agreement with the conservation area boundary extension (17).</p>	<p>Noted</p>

<p>Grove conservation area boundary extension to include allotments at the rear of Clifton Hotel (Area 2)</p>	
<p>Public comments</p>	<p>Officers comments</p>
<p>Portland Town Council: Considerable concern was raised that whilst the accompanying report highlighted the open space behind the Clifton Hotel and the need to include the allotments in the conservation area only those managed by WPBC are included. Of equal importance are those to the south of the area marked “2” on the map, those to the west of it and the ones south of Augusta Close [where the “ts” of the word allotments is situated]. The area of the disused and naturally regenerated area of Headland Rock Quarry should also be included (5).</p> <p>Weymouth and Portland Area Planning Team, Weymouth & Portland Borough Council: Why not include all to the allotment areas rather than just the one immediately behind the Clifton Hotel (15)?</p>	<p>Such issues were considered following public consultation in 2014 on the Appraisal of the Portland Conservation Areas and the officer’s responses to such concerns were set out in Appendix B, Table of Comments, which accompanied the committee report to the Management Committee on 4 November 2014. The report’s recommendation and the officers’ responses in Appendix B were approved and the Appraisal was adopted. The committee report and Appendix B are available at http://webapps-wpbc.dorsetforyou.com/apps/democracy/managementDocuments.asp</p> <p>As such, it is not proposed to include the Headland Rock Quarry in the conservation area, and no further allotments are proposed for inclusion, other than those allotments marked as area 2 on Map C (see map below).</p>

	 <p>Reproduced by permission of Ordnance Survey on behalf of HMSO. Crown copyright and database right (2014). Ordnance Survey Licence number 100024307 Copyright Weymouth and Portland Borough Council</p> <p>Map C</p> <p>KEY Proposed boundary extensions Existing conservation area boundary Additional Important Local Buildings Additional viewshed (multiple views)</p> <p>On page 39, the adopted Appraisal of the Conservation Areas, refers to allotments around the Grove as, “A high number of allotments sited randomly around the conservation area contribute to the green character of The Grove, whilst also being a valuable community asset”.</p>
<p>Weymouth Civic Society: do not wish to make any further comments in respect of the additional extensions to Conservation Areas (1).</p>	<p>Noted</p>
<p>Property & Historic Environment, Dorset County Council: no wish to comment (11).</p>	<p>Noted</p>

<p>Estates Division, Weymouth & Portland Borough Council: This area of allotments is partially owned by the Borough Council and is being transferred to Community management. Its inclusion in the Conservation Area may affect its future asset value and add to costs of future management (12).</p>	<p>A conservation area designation or boundary extension is recognition of special historic or architectural interest as per the Planning (Listed Buildings and Conservation Areas) Act 1990. Matters relating to management and land value are outside the scope of an assessment for conservation area designation or conservation area boundary extension.</p>
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<p>Grove conservation area boundary extension to include part of Incline Road (Area 3)</p>	
<p>Public comments</p>	<p>Officers comments</p>
<p>Weymouth Civic Society: do not wish to make any further comments in respect of the additional extensions to Conservation Areas (1).</p>	<p>Noted</p>
<p>Fully support extending the boundary of Grove Conservation Area to include the Engine Shed at the top of the incline and the surrounding land – Area 3 (10).</p> <p>For clarification the contemporary buildings referred to were within the Naval Dockyard including the engine shed's twin at the foot of the incline (10).</p> <p>Worth noting that the prison, now the YOI, was built to house the prisoners who were intended to help build the Breakwaters etc and work in adjoining quarries. Therefore there is a direct historic association between the Engine Shed, which was used to deliver stone to the dockyard, the listed YOI buildings and the adjoining disused quarries (eg the Sports Field). And of course these same prisoners attended services at the Church of St Peter's, which provides such an important architectural statement in the landscape when viewed from the north, despite the YOI's modern walls (10).</p>	<p>Noted</p> <p>On page 34 of the adopted Appraisal of the Conservation Areas of Portland, there is a reference to St Peter's Church. CHANGE: page 34, under 'Gateways', 9th line, after "...importantly the Church of St Peter's" add, "which is an architectural statement".</p> <p>On page 34 of the adopted Appraisal, there is reference to the Engine Shed. CHANGE: page 34, under 'Gateways', 2nd paragraph, 11th line, after "...the original Royal Naval port", add the new sentence, "The Shed was used to deliver stone to the dockyard, as quarried locally (for example, the Sports Field) by prisoners at the now YOI, who also attended services at St Peter's".</p>
<p>Portland Harbour Authority/Portland Port Ltd: struggling to understand the reasons and justification given for including the Engine Shed and therefore object to the proposal and ask that the local authority reconsiders its proposal and amends the boundary to exclude the Engine Shed and its grounds. Also question the inclusion of the adjacent reservoir (20).</p>	<p>The background to the proposal to include part of Incline Rd and the supporting information already provided are as follows:</p> <p><i>"From 23 June to 4 August 2014, the borough council sought views on a Draft Appraisal of the Portland Conservation Areas (Underhill, Grove, Portland [Easton, Reforme, Straits & Wakeham] and Weston) which reviewed the character of the conservation areas. Following consultation, the draft appraisal, subject to amendments, was adopted by the borough council on 4 November 2014. The adopted appraisal is now available at https://www.dorsetforyou.com/conservation-area/weymouth-and-portland</i></p> <p><i>"The borough council wishes to consult you on a proposal made during the</i></p>

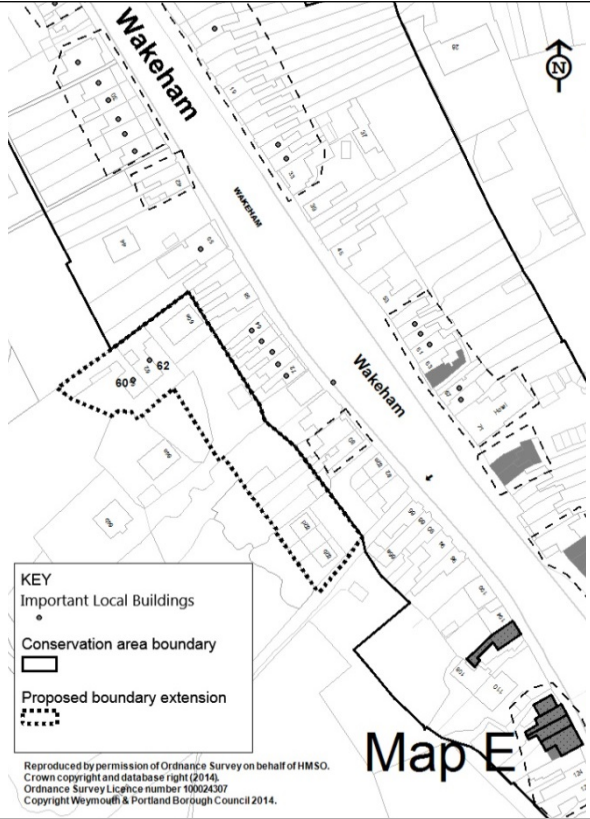
	<p><i>June-August 2014 public consultation on the draft appraisal. The proposal is to extend the conservation area to include part of Incline Rd, including the Engine Shed (please see map C, area 3). The adopted appraisal already refers to this part of Incline Rd as "Incline Rd runs into the conservation area from the north and is another gateway into the conservation area from the SW Coastal path, but is blocked from vehicular use. Pedestrians are now the only users of the road and tracks that run off it. This rural approach into The Grove contrasts markedly with the developed character of Grove Rd. It approaches a less cohesive side of the conservation area, being the rear access of the prison, church and adjacent properties. It includes an enlarged area of stone boundary structures around the sports ground, part of which incorporates a watchman's sentry box (listed Grade II). This is the last remaining in an area which was historically covered with both sentry boxes and watch towers. This level area of land at the top of the incline provides the setting for the northern elevations of the prison and more importantly the Church of St Peter's. The inclusion of the Grade II Engine Shed is important as all contemporary buildings have been demolished, including another at the bottom of the incline. Consequently, this building stands in isolation and is the only historic link with the original Royal Naval port. The exceptional multiple views from the grounds of the Engine Shed provide another viewshed for the conservation area".</i></p> <p>The reservoir is shown included (see map C above) because the current conservation area boundary is to the north of it and it is rational to start a link from this point. The reservoir is shown on the 1864 OS Map and called the Admiralty tank and therefore has historic significance in its own right.</p> <p>The area proposed for inclusion has substantial heritage significance that warrants inclusion in the conservation area. The important historical point (see earlier comment above) has also been made that the Engine Shed was used to deliver stone to the dockyard, as quarried locally (for example, the Sports Field) by prisoners at the now YOI, who also attended services at St Peter's.</p> <p>The proposed boundary extension to include part of Incline Rd is subject to committee decision.</p>
<p>Dorset Industrial Archaeology Society: In full agreement with the conservation area boundary extension (17).</p>	<p>Noted</p>

Portland (Easton, Reforne, Straits, Wakeham) conservation area boundary extension to include historic limits behind Glen Caravan Park and the railway line east and west of Mermaid Bridge, Wakeham	
Public comments	Officers comments
Weymouth Civic Society: do not wish to make any further comments in respect of the additional extensions to Conservation Areas (1).	Noted
Portland Town Council: the whole of the former railway line should be included. Map D (see below) shows a break under Mermaid Bridge. The conservation area should also include the railway line off the edge of the map up as far as Park Rd (5).	The apparent break under Mermaid Bridge is because that part is already in the conservation area (outlined on the map by a continuous back line). It is proposed to extend the conservation area boundary to incorporate more railway legacy where it adjoins Wakeham, on either side of the bridge, or where it adjoins the existing conservation area boundary.

<p>Property & Historic Environment, Dorset County Council: no wish to comment (11).</p>	<p>Noted</p>
<p>Glen Caravan Park: Just being alongside the conservation area when the bungalow was built put a lot of restrictions on the building. Feel the site licence is enough without hamstringing with more restrictions (13).</p> <p>Glen Caravan Park: The leaflet (<i>What it means to live in a conservation area</i>) says that conservation areas are to protect places of special architectural or</p>	<p>The reasons given for proposing to extend the conservation area are: “A reassessment of the conservation area boundary around Wakeham showed that it is possible to recognise more surviving railway legacy by including it in the conservation area. Adjoining the conservation area boundary, on the east and west sides of Mermaid Bridge, are lengths of former railway line, parts of which ran through cuttings. In the same general area, behind Glen</p>

<p>historic interest, even with a major stretch of the imagination a caravan park and our properties will never come under that guise (13).</p> <p>Glen Caravan Park: It is said that it is to protect the railway yet it involves only our side, the new properties the other side of the railway are not being included. Why is this (13)?</p> <p>Glen Caravan Park: Only a piecemeal part of the railway is being included. Surely it should be protected for the whole length from Portland Port to Easton (13).</p>	<p><i>Caravans Holiday Park and Nos 148-154 (inclusive), the conservation area boundary cuts through gardens plots. It is also preferable to include the whole of these gardens in the conservation area in order to define better the location of the boundary on the ground and to recognise more fully the historic limits of Wakeham”.</i></p> <p>Currently, the conservation area boundary (see Map D above) cuts the caravan park (west side of Wakeham and north of former railway line) roughly in half and does not follow any boundary on the ground, whereas the historic limits of Wakeham and the boundary of the caravan park correspond and are just to the west. The boundary of the proposed conservation area extension would follow the line of the historic limits/caravan park boundary and at the same time recognise historic interest.</p> <p>Under Policy ENV 4 of the Emerging West Dorset, Weymouth and Portland Local Plan, the half of the caravan park currently outside the conservation area already falls within the setting of the conservation area. If this area were to be included in the conservation area, additional planning controls would relate to work to trees and the demolition of buildings.</p> <p>The properties south of the caravan park and former railway line are not included in the proposed boundary extension because they are a new expansion of Wakeham.</p> <p>It is proposed to extend the conservation area boundary to incorporate more railway legacy where it adjoins conservation area on either side of Mermaid Bridge. The conservation area relates to Wakeham and cannot be extended as far as Portland Port.</p>
<p>Property & Historic Environment, Dorset County Council: no wish to comment (11).</p>	<p>Noted</p>
<p>Dorset Industrial Archaeology Society: In full agreement with the conservation area boundary extension (17).</p>	<p>Noted</p>

Portland (Easton, Reforne, Straits, Wakeham) conservation area boundary extension to include gardens/property plots behind 54-84 (evens) on west side of Wakeham	
Public comments	Officers comments
Weymouth Civic Society: do not wish to make any further comments in respect of the additional extensions to Conservation Areas (1).	Noted
Portland Town Council: The area which is to the west of the proposed extension is an important buffer zone. Previously quarried [possibly for the creation of Wakeham], it is now regenerated and in part used for grazing. The area should be extended to include this as it is an important part of the heritage of Wakeham (5).	A reassessment of the conservation area identified that behind Nos 54-84 (see Map E below) on the west side of Wakeham, the conservation area boundary does not conform to that of the east side where garden plots are more included, thereby recognising the older limits of Wakeham. It is therefore proposed to adjust the boundary on the west side in conformity with the east and at the same time include within the conservation area Nos 60 & 62 Wakeham which are Important Local Buildings. It is not proposed to include the formerly quarried area adjoining which will come under the setting of the conservation area as set out in Emerging West Dorset, Weymouth and Portland Local Plan Policy ENV 4.

	
<p>Strongly object to the inclusion of the proposed extension to the conservation area as none of the marked area is accessible by or visible to the public and therefore is completely unnecessary (8).</p>	<p>A conservation area is a planning designation that recognises the special historical and architectural interest of a settlement. In the instance of the proposed conservation area boundary extension behind Nos 54-84, such an extension would recognise historic interest in terms of the older limits of Wakeham. Whilst public views and access are often part of a conservation area, they are not the sole factor when determining special interest.</p>
<p>Property & Historic Environment, Dorset County Council: no wish to comment (11).</p>	<p>Noted</p>
<p>Dorset Industrial Archaeology Society: In full agreement with the conservation area boundary extension (17).</p>	<p>Noted</p>

Portland (Easton, Reforne, Straits, Wakeham) conservation area boundary extension to include 11-19 (odds) and 15 Moorfield Rd	
Public comments	Officers comments
Weymouth Civic Society: do not wish to make any further comments in respect of the additional extensions to Conservation Areas (1).	Noted
Portland Town Council: The extended areas are welcome (5).	Noted
Property & Historic Environment, Dorset County Council: no wish to comment (11).	Noted
Estates Division, Weymouth & Portland Borough Council: The rear gardens are substantially larger than most other housing in the immediate vicinity and given the pressures on making best use of land generally this proposal maybe seen as prejudging the suitability or otherwise of future development (12).	A conservation area designation or boundary extension is recognition of special historic or architectural interest as per the Planning (Listed Buildings and Conservation Areas) Act 1990. Matters that relate to future land allocation are outside the scope of an assessment for conservation area designation or conservation area boundary extension. Instead such matters are covered by the Emerging West Dorset, Weymouth and Portland Local Plan.
Dorset Industrial Archaeology Society: In full agreement with the conservation area boundary extension (17).	Noted

Portland (Easton, Reforne, Straits, Wakeham) conservation area boundary extension to include east side of St George's Rd (Nos 1-28), Reforne	
Public comments	Officers comments
Weymouth Civic Society: do not wish to make any further comments in respect of the additional extensions to Conservation Areas (1).	Noted
Portland Town Council: The extended areas are welcome (5).	Noted
Excellent plan and delighted that this part of Portland will have its history recognised (6).	Noted
Property & Historic Environment, Dorset County Council: no wish to comment (11).	Noted

Additional Important Local Buildings

Underhill conservation area – industrial premises behind 173-181 Brandy Row	
Public comments	Officers comments
Portland Town Council: The extended areas are welcome (5).	Noted
Property & Historic Environment, Dorset County Council: no wish to comment (11).	Noted
<p>Support the inclusion of the farm buildings in Brandy Row as Important Local Buildings (14).</p> <p>The two storey building in that group is a prominent and distinctive feature of the area. Understand that the eastern end was demolished by a WW2 Junkers 88 aeroplane (see eye witness account below), hence the rebuilding with breeze blocks. It would be lovely if the building could be restored with stone at some future point (14).</p> <p>Eye witness account, received via local historian Stuart Morris: Witness Greenwood Comben wrote in his diary: Monday 23rd March, 1942. 1.30 p.m. "Alert". 1.50 p.m. All clear. Plane over. 7.50 p.m. Do. 8.33 p.m. Do. Three or more planes over, a number of bombs dropped, a good deal of damage to property at Tillycoombe, Fortuneswell, Belle Vue Terrace end Castletown, also piece off first block of buildings at R.N. Hospital. Two bombs dropped in Verne common Allotments.</p> <p>About 8 p.m. a plane over West Bay was seen to be on fire. It was only a few seconds before it came hurtling down, and pitched in Cleall's Yard, Chiswell, partly demolishing Davies' building store. Flames and smoke shot up a tremendous height, but fortunately the wind was from the East and it went over the West Bay. No one was injured and no other property damaged. The plane burnt for a very considerable time and went to pieces. Three bodies or Germans were taken from it, and next morning (Tuesday) another body was found in the garden (Reg Pearce's) at bottom of Three Yards Close. The man had been killed, his parachute was intact. The burning plane was not a hundred feet from Messrs. Matthews and Cleall's houses, and the small cottages. It was a wonderful but awesome sight. A wonderful barrage was put up by A..A. gunners (14).</p>	<p>Noted</p> <p>Currently the proposal is to identify behind 173 – 181 Brandy Row a former industrial premise (please see map H below) comprising a single storey stone building with associated stone boundary/retaining walls as <i>Important Local Buildings</i> because of their industrial legacy and the local knowledge that recalls a dairy/farm use, plus a bull ring.</p> <p>The double storey building will be demolished as part of a residential development (WP/15/00368/FUL), which was refused planning permission but lost on appeal (see map H below).</p>

<p>Dorset Industrial Archaeology Society: Much of Portland’s character has and is still being lost, therefore identifying and giving protection to the vernacular buildings which remain must be a good thing. The Society is therefore in agreement in identifying additions. The industrial premises behind 173-181 Brandy Row are a jumbled charm of properties and buildings in and bounded by Brandy Lane, Brandy row and Cove Cottages and a sad reminder of Portland as it once was (17).</p>	<p>Noted Please also see comment directly above.</p>

Cllr McCartney (Tophill West Ward): Support the designation of Important Local Building (18).	Noted
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Underhill conservation area – Underhill Junior School	
Public comments	Officers comments
Portland Town Council: The extended areas are welcome (5).	Noted
Property & Historic Environment, Dorset County Council: no wish to comment (11).	Noted
Dorset Industrial Archaeology Society: Much of Portland’s character has and is still being lost, therefore identifying and giving protection to the vernacular buildings which remain must be a good thing. The Society is therefore in agreement in identifying additions (17).	Noted
Cllr McCartney (Tophill West Ward): Support the designation of Important Local Building (18).	Noted

Grove conservation area – Properties (10, 11a, 13-18, 20, 22, 23, 25-27, 29-31, 33, 35-41), Grove Road	
Public comments	Officers comments
Our home is rendered front and rear so it does not conform to the reason given for identifying properties as Important Local Buildings because they retain interest, showing a characteristic use of Portland stone. A number of properties are listed as Important Local Buildings including ours and the mistake is likely due to a neighbouring property being stone rather than ours (4).	Having checked the numbering of properties identified as Important Local Buildings, the properties proposed are 10, 11a, 13-18, 20, 22, 23, 25-27, 29-30a, 33, 35-41, as indicated on the map below.

	<p>The map shows a street layout with Grove Rd running diagonally from the top right towards the bottom left. To the north of Grove Rd is a 'Football Ground'. To the south of Grove Rd are 'Allot Gdns' and a 'Higher Headlands Quary (disused)'. A 'Path (um)' is shown at the bottom right. A key in the bottom left of the map area indicates that a dot symbol represents 'Proposed Important Local Buildings'. Several such dots are scattered along the buildings on either side of Grove Rd. A north arrow is located at the top left of the map area.</p>
<p>Property & Historic Environment, Dorset County Council: no wish to comment (11).</p>	<p>Noted</p>
<p>Cllr McCartney (Tophill West Ward): Support the designation of Important Local Building (18).</p>	<p>Noted</p>

Other Comments	
Public comments	Officers comments
<p>Portland Town Council: Augusta Road, Grove, itself also requires conservation in its entirety. It includes two distinct phases of building on its western side and includes the possible outline of a potentially important “henge” feature. On the Eastern side, The stone facings are a replacement after German bomb damage. A careful look at all these buildings will, despite them being in a terrace shows them to be individually finished. The four new houses at the bottom of the road complete a continuing development.</p>	<p>Such issues were considered following public consultation in 2014 on the Appraisal of the Portland Conservation Areas and the officer’s responses to such concerns were set out in Appendix B, Table of Comments, which accompanied the committee report to the Management Committee on 4 November 2014. The report’s recommendation and the officers’ responses in Appendix B were approved and the Appraisal was adopted. The committee report and Appendix B are available at http://webapps-wpbc.dorsetforyou.com/apps/democracy/managementDocuments.asp</p> <p>It is not proposed to include Augusta Rd in the conservation area.</p>
<p>Dorset Industrial Archaeology Society: Reference to the County Series OS sheet 58.XI reveals how the area has changed and giving special status to what remains must give some added protection against ill conceived development. It would be wonderful if some sympathetic restoration could be financed (Portland Museum lottery bid perhaps?) (17).</p>	<p>The adopted (November 2014) Appraisal of the Conservation Areas of Portland will inform planning decisions and refers to those buildings or structures that have been identified as Important Local Buildings.</p>
<p>English Heritage: No observations to make on the details of this exercise. Having an up to date Conservation Area Appraisal in place is extremely useful as part of a heritage evidence base for identifying issues in need of attention and managing change. In Portland’s case this exercise usefully coincides with its community’s decision to pursue the creation of a Neighbourhood Plan which will likely draw upon heritage evidence to inform policies and proposals (21).</p>	<p>Noted</p>