



# Dorchester Town Council

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You are summoned to a **Meeting** of the **Dorchester Town Council** in the **Council Chamber, Municipal Buildings, Dorchester** on **Tuesday 30 January 2018** at **7.00pm**, to conduct the following business: -

1. **Apologies & Minutes**

To confirm Minutes of the meeting of the Council held on 28 November 2017 (page 3).

2. **Presentations, Communications, Questions and Motions**

- a) To receive communications from the Mayor and the Town Clerk
- b) To receive questions from Members in accordance with Standing Order 12(3)
- c) To consider the following motion from Councillor G. Duke,

With regard to the proposed development of Elizabeth Place Play Area by Magna Housing, that Dorchester Town Council give full recognition to the existence of the restrictive covenant contained in title number DT205766 at item 5 in the Charges Register, which refers to a Transfer dated the 27th May 1993 between West Dorset District Council and West Dorset Housing Association Limited at Schedule B clause 3. and that Dorchester Town Council will not take any action that would enable or require it to be lifted and they will make every effort to ensure both Magna Housing Limited and West Dorset District Council also recognise such restrictive covenant will continue to have effect without amendment or alteration

3. **Updates from Partner Authorities**

- a) Verbal update from a Dorset County Councillor (Councillor R. Biggs)
- d) Verbal update from a West Dorset District Councillor (Councillor M. Rennie)

4. **Minutes of Committees**

To receive and consider the Minutes of the following Committees:

Planning & Environment Committee	4 December 2017 Page 6
Planning & Environment Committee	8 January 2018 Page 11
Management Committee	16 January 2018 Page 17
Policy Committee	23 January 2018 Page 23

5. **Town Centre Retail**

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6. **Calendar of Meetings 2018-19**

To approve the Calendar of Meetings for 2018-19

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Adrian Stuart Town Clerk 24 January 2018

A Public Question Time will take place for up to 30 minutes following the meeting.

**Public Speaking at the Meeting**

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please ask the Chairman before the meeting starts. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

**Member Code of Conduct: Declaration of Interests**

Members are reminded of their responsibility to disclose appropriate pecuniary or non-pecuniary interests. A Member who declares a pecuniary interest must leave the room unless a dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

## **Dorchester Town Council**

### **Meeting of the Dorchester Town Council**

**28 November 2017**

**Present:** Mayor S. Hosford and Councillors B. Armstrong-Marshall, C. Biggs, R. Biggs, A. Canning, A. Chisholm, G. Duke, T. Harries, J. Hewitt, G. Jones, F. Kent- Ledger, A. Lyall, R. Potter, M. Rennie, K. Rice, P. Stein and D. Taylor.

**Apologies:** Councillors S. Jones and T. Jones

Before the meeting the Mayor invited Council to stand in remembrance of ex-Mayor and Honorary Citizen, Leslie Phillips.

#### **28. Minutes**

The minutes of the meetings of the Council held on 2 October 2017 were confirmed and signed by the Mayor as a correct record.

#### **29. Communications & Questions**

Apologies were offered on behalf of the Youth Council, who were focusing on the Great Field consultation.

The Mayor thanked Members for the high level of attendance at Remembrance Day and at the service for Leslie Phillips. She noted the success of the 3<sup>rd</sup> Literary Festival in October and also highlighted the opening of the new Damers School by HRH the Duke of Cornwall. A letter of appreciation from a local resident was read out.

The Mayor announced several pre-Christmas town events, while the Deputy Mayor added his appreciation of the recent CLT event and LGBT vigil. The team of officers and Members involved in Democracy Day were thanked.

A Councillor raised some concerns regarding the lack of demographic data collection on the Great Field consultation forms.

#### **30. Updates from Partner Authorities**

Councillor A. Canning of Dorset County Council noted the Minister's "minded to" decision with regard to Local Government Reorganisation, but emphasised the need to ensure that county officers do not become overly internally focused on reorganisation over the next 18 months. He identified risks associated with the loss of the no. 5 bus service and also with the funding of Day Care and Library services in the town, as well as highlighting the impact of funding redistribution between SEN and mainstream education. Finally he identified that the DTEP programme remained on target and was currently under budget.

Councillor R. Potter of West Dorset District Council also highlighted their Council would now place greater focus on Local Government Reorganisation. He also mentioned a growing emphasis on IT systems, including paperless initiatives, Digital by Design and a revamp of the Dorsetforyou website. He noted increased footfall to the Library since the arrival of the TIC and the archaeological investigations at Fair Field. Finally he highlighted progress on the Local Plan Review, with potentially significant implications for Dorchester.

**31. Planning and Environment Committee – 2 October 2017**

It was proposed and seconded that the minutes of the meeting be adopted.

**Resolved**

That the minutes of the meeting of the Planning and Environment Committee held on 2 October 2017 be adopted.

**32. Planning and Environment Committee – 6 November 2017**

It was proposed and seconded that the minutes of the meeting be adopted.

Members discussed road the new road signs at the western end of the town.

**Resolved**

That the minutes of the meeting of the Planning and Environment Committee held on 6 November 2017 be adopted.

**33. Management Committee – 14 November 2017**

It was proposed and seconded that the minutes of the meeting be adopted.

**Resolved**

That the minutes of the meeting of the Management Committee held on 14 November 2017 be adopted.

**34. Policy Committee – 21 November 2017**

It was proposed and seconded that the minutes of the meeting be adopted.

A Member explained the plans to develop a programme for WW1 Commemorations during 2018.

A Member asked a question regarding the potential works that the Council might need to undertake should Dorchester Arts remain in the Municipal Buildings in the long term; the Town Clerk confirmed that as yet there had been no detailed analysis.

## **Resolved**

- i) That the Town Clerk agree the purchase of interpretation aids equipment identified by the Shire Hall Trust, within a budget of £10,000 to be allocated from the existing Sport and Cultural Projects of the Corporate Projects Reserve
- ii) That, with regard to the development of a third generation artificial football pitch at The Avenue Stadium, the Town Clerk be authorised to match, pound of pound, sums raised from local community sources up to a maximum of £50,000, to be released should project costs reach the current estimate of £500,000
- iii) That £250,000 is reserved as a future contribution to The Maltings arts project if it is able to achieve its overall funding target; in the event that The Maltings project is not delivered the funds will be reserved to develop the Municipal Buildings as an arts venue
- iv) That, with regard to the Council's Risk Register
  - a. subject to the risk associated with Fireworks being reviewed, the assessed high level strategic and operational risks be approved
  - b. That the Risk Register is updated to recognise the risk associated with managing new data protection regulations
  - c. That the strategic, operational and opportunity risk registers, as a whole, be approved
- v) That the minutes of the meeting of the Policy Committee held on 21 November 2017 be adopted.

The Council rose at 7.50pm.

Mayor

At a Public Questions session after the meeting a resident made points about the need for more dropped kerbs, advocated consideration of the use of the BT Exchange for other uses and made points regarding the District Council's Fair Field ideas.

# Dorchester Town Council

## Planning and Environment Committee

4 December 2017

Present: Councillors C. Biggs, R. Biggs (Vice Chairman), A. Canning, T. Harries, J. Hewitt, R. Potter (Chairman) and M. Rennie

Apologies: Councillors S. Hosford, S. Jones, F. Kent-Ledger and D. Taylor

Also Present: Councillor G. Duke

### 36. **Declarations of Interest**

Councillor Potter stated that as a member of WDDC's Planning Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning applications at this meeting.

### 37. **Minutes**

The Minutes of the meeting of the Committee held on 6 November 2017 were confirmed and signed by the Chairman as a correct record.

### 38. **Minute Update Report**

#### **Minute 34/17 – Poundbury Signs**

The Committee noted the comments made about Poundbury signage by the Duchy of Cornwall representative at Management Committee on 14 November 2017 and asked for the Duchy to provide an update on changing the signs.

#### **Resolved**

That the Minute Update Report be noted and that a letter be sent to the Duchy of Cornwall asking for a progress report on changing the black and white signs to brown tourist signs.

### 39. **Request for Parking Restrictions**

Mr Johnson addressed the Committee on behalf of the Robins Garth Management Company. He detailed the parking problems being experienced in the cul de sac including the blocking of the private parking spaces, the refuse lorry being unable to gain access on a regular basis, access problems for emergency vehicles and parking on the junction. The problems had worsened over the last year and unfortunately Dorset Police took only limited action. The residents were requesting double yellow lines, similar to those in Lancaster Road and Beech Court, on the north side of the road and around the turning circle.

Dorset County Council's Community Highways Officer for Dorchester commented on the proposal and explained that he thought it was unlikely that the ranking score for such a scheme would be high enough for it to ever be implemented.

Members understood the issues but pointed out that there were similar situations in many areas in Dorchester and even those areas with worse, and dangerous, problems had not scored highly enough to be implemented, partly due to the very limited budget for such works across the county. However, in view of the access problems being experienced by refuse lorries and emergency vehicles, the Committee agreed to support the request for additional parking restrictions in Robins Garth.

### **Resolved**

That Dorset County Council be advised that Dorchester Town Council supports the request from Robins Garth residents for double yellow lines on the north side and turning circle of Robins Garth.

#### **40. Traffic Regulation Orders – Annual submission to Dorset County Council**

##### **Monmouth Road Area**

The Committee Clerk presented her report and advised that since publishing this, she had discovered that Dorset County Council had changed the deadline for receiving requests for new parking restrictions. This had been changed to October rather than December, as previously agreed, and the Town Council had not been advised of this. She also advised that due to budgetary constraints, DCC had now only approved the top 10 scoring requests for implementation in 2018/19 and the outstanding Town Council requests, in the Monmouth Road area, had not scored that highly. Members were unhappy to hear about the change of deadline and agreed to write to DCC to complain about this.

##### **Coburg Road/Edward Road**

The Committee Clerk went through the issues relating to the historic proposals to change parking in Coburg Road and Edward Road and the Committee agreed to write to DCC asking what action was being regarding progressing the review of parking arrangements in that area.

##### **Dorchester Middle School**

The Committee were informed of the recently reported parking problems being experienced outside of Dorchester Middle School in Coburg Road. The Community Highways Officer for Dorchester advised that the road markings in the area would be refreshed and new signage installed as soon as possible.

Members understood the problems being experienced and agreed that the Town Council should write to Dorset County Council asking them to look into the situation and to do whatever they can to sort out the issues and to take the best, most appropriate, action they can to help resolve these issues.

One point raised by Members was that they thought that the School itself should take a strong stand with parents in pointing out the consequences of parking dangerously and irresponsibly outside of the school and asking them to think about the impact this could have on the safety of school children and others.

### **Resolved**

That the Town Council writes to Dorset County Council:

- i) To complain about the fact that the Town Council was not informed of the change in deadline for the receipt of requests for new parking restrictions;
- ii) To ask what action has been taken regarding the Cabinet resolution of 24 February 2016 agreeing that parking proposals for Coburg Road/Edward Road be revisited, re-evaluated and a new design drawn up to go out to public consultation early in 2016; and
- iii) To ask them to look into the parking situation outside of Dorchester Middle School in Coburg Road and to do whatever they can to sort out the issues and to take the best, most appropriate, action they can to help resolve these issues.

#### **41. Planning Applications**

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

### **Resolved**

That West Dorset District Council be notified of the comments agreed on the various planning applications as set out at Appendix 1 to these minutes.

#### **41. Process for requesting works for Pedestrian Access Improvements**

The Committee Clerk presented the report regarding implementing a new process for residents requesting works for pedestrian access improvements and the Committee supported introducing this process.

### **Resolved**

That the process for residents requesting works for pedestrian access improvements be implemented.

#### **42. Decisions on Planning Applications and Withdrawn Applications**

The Committee noted the decisions on planning applications and withdrawn applications.

The Committee Clerk reminded Members that as West Dorset District Council were no longer carrying out consultation on tree works applications, it would be helpful if they could check DorsetForYou regularly for new applications in their wards.

Chairman



**Dorchester Town Council**

**Planning and Environment Committee – 4 December 2017**

1. **STRATTON HOUSE, 59-60 HIGH WEST STREET, DORCHESTER, DT1 1UY - WD/D/17/001936**

Remove affected timber caused by rot infection in entrance lobby, treat by specialist, and replace timber with new

No objection

2. **AGRICULTURE HOUSE, ACLAND ROAD, DORCHESTER, DT1 1EF - WD/D/17/002497**

Removal of existing glazed partitions and remove section of existing wall to allow installation of new double doors internally

Recommend refusal. In view of the concerns raised by the Conservation Officer, which the Committee supported, it could not support approval of this application.

3. **HILLFORT HOUSE, POUNDBURY ROAD, DORCHESTER, DT1 2PN - WD/D/17/002495**

Erection of block of 4 flats

No objection

4. **DEPOT, THE BARRACKS, BARRACK ROAD, DORCHESTER - WD/D/17/002623**

Erection of extensions and external alterations

Recommend refusal. The Committee noted the concerns of the Tree Officer and considered that without the full arboricultural information he was requesting, it could not support approval of the application. Additionally, the Committee were concerned that the original features of the building should be retained, in particular the distinctive window treatments.

5. **HM PRISON DORCHESTER, 7 NORTH STREET, DORCHESTER, DT1 1HY - WD/D/17/002493**

Change of use of the main cell blocks & gatehouse to residential accommodation (use class C3) (60 units) with an interpretation space in the gatehouse. Construction of new residential blocks & residential terrace (use class C3) (125 units) & associated landscaping and car parking. Demolition of a number of non-Listed buildings. Alterations to public realm & highways in North Square and The Bow - (Variation of Condition 3 of listed building consent ref. WD/D/16/002698 - approval of materials)

Recommend refusal. The Committee considered that the original planning conditions imposed by the planning authority for planning application WD/D/16/002697 would have been in accordance with paragraph 206 of the National Planning Policy Framework and therefore the Committee supported the retention of the original planning conditions. It was also concerned that by approving external facing materials in a piecemeal way, as each building progressed beyond Damp Proof Course level, this could detract from the overall cohesive finish of the development, detailed in the Masterplan, and impact negatively on the Conservation Area and therefore be contrary to Policy ENV. 4 of the approved Local Plan.

6. **8 BENJAMIN FERREY HOUSE, SOMERLEIGH ROAD, DORCHESTER, DT1 1TL - WD/D/17/002650**  
Internal alterations to form mezzanine study over existing kitchen  
No objection
7. **29 GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/17/002621**  
To undertake internal alterations, a replacement front door and new boundary walls  
No objection
8. **1 FARRINGDON CLOSE, DORCHESTER, DT1 2BU - WD/D/17/002500**  
Erection of extension  
No objection
9. **9 KINGSBERE CRESCENT, DORCHESTER, DT1 2DY - WD/D/17/002345**  
Erection of a two storey front extension and enlarge the existing site vehicular access and associated reinforced footpath and taper and dropped kerbing  
No objection
10. **10 SOUTH STREET, DORCHESTER, DT1 1BT - WD/D/17/002626**  
Installation of 2 no. cast iron grab rails (black) to the main entrance  
No objection
11. **CITROEN MMC DORCHESTER, MILLERS CLOSE, DORCHESTER,DT1 1SS - WD/D/17/002624**  
Erection of 3 illuminated fascia signs and 1 free-standing double sided pylon sign  
No objection
12. **20A GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/17/002655**  
Erect 2 No semi-detached properties with off road parking  
No objection
13. **OAK HOUSE, POUNDBURY ROAD, DORCHESTER, DT1 1SW - WD/D/17/002646**  
Replacement of existing roof  
No objection

# Dorchester Town Council

## Planning and Environment Committee

8 January 2018

Present: Councillors R. Biggs (Vice Chairman), A. Canning, T. Harries, S. Hosford, J. Hewitt, S. Jones, F. Kent-Ledger, R. Potter (Chairman) and M. Rennie

Apologies: Councillors C. Biggs and D. Taylor

Also Present: Councillor A. Chisholm

### 43. **Declarations of Interest**

Councillors Jones and Potter stated that as members of WDDC's Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting.

### 44. **Minutes**

The Minutes of the meeting of the Committee held on 4 December 2017 were confirmed and signed by the Chairman as a correct record.

### 45. **Minute Update Report**

#### **Minute 32/17 (6 October 2017) South Western Railways 2018 Timetable Consultation**

Members were surprised to hear that DCC had supported South Western Railways proposals to change the rail timetable.

#### **Minute 38/17 – Poundbury Signs**

The Committee noted the response from the Duchy of Cornwall regarding the reasons why black and white Poundbury signs had been installed by DCC rather than brown tourist signs. An east ward Member suggested that signage should be put in to identify the Fordington area but at the vote this was lost.

#### **Minute 40/17 (4 December 2017) Dorchester Middle School**

Members noted that new signage had been installed and the road markings had been repainted outside of the school entrance on Coburg Road.

#### **Minute 94/16 Herringston Road Kerb Stones (2 May 2017)**

The Chairman outlined the problems with the erosion of the verges along a limited stretch of Herringston Road and the Committee agreed that the Town Council should install 'no parking of the verge' signs, to be relocated from South Court Avenue, at the affected areas. It was noted that DCC had agreed to this in principle.

### **Resolved**

That the Minute Update Report be noted and that 'no parking on the verge' signs should be installed in the eroded verges in Herringston Road.

46. **Planning Applications**

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

**Resolved**

That West Dorset District Council be notified of the comments agreed on the various planning applications as set out at Appendix 1 to these minutes.

47. **Local Plan Review – Next Steps**

The Committee had a long discussion on the issues raised in the Town Clerk's report regarding the next steps to be taken in relation to the Local Plan and the 'north Dorchester' site.

Key issues discussed regarding the 'north Dorchester' site included ensuring the provision of the right housing density (similar to Poundbury) on site, problems with connectivity of the site, potential high infrastructure costs, viability issues, the key importance of affordable housing plus a masterplan for the site and the use and value of agricultural land in the future. A Member pointed out the historical role of this area and its unique value to Dorchester.

In considering the option of development at Crossways, Members understood that this was unlikely to come forward in the near to mid future.

Members highlighted the lack of response and engagement of Dorchester residents with the 'north Dorchester' site and agreed that it would be useful for this to be given a higher profile to ensure that there was public awareness and also to be able to gauge the response.

The Committee agreed that it would be useful to liaise with Charminster and Stinsford Parish Councils about their views on the 'north Dorchester' site and possible joint working and also that FERIA Urbanism should be engaged again to assist the Town Council.

Members then discussed practical options for moving forward on the points agreed and noted the timescales for further consultation and local government reorganisation.

**Resolved**

- i) That the Town Clerk be asked to make appropriate arrangements to bring details of the North Dorchester Consortium's proposals to the attention of Dorchester residents.
- ii) That representatives of Charminster and Stinsford Parish Councils be invited to meet with Dorchester Town Council representatives to discuss each council's current views on the North Dorchester Consortium's proposals and to consider if there is scope for future joint working in response to this.
- iii) That following the joint meeting with the parish councils, a meeting be arranged with FERIA Urbanism to discuss the next steps the Town Council wishes to take in response to the North Dorchester Consortium's proposals.

48. **Request for Pedestrian Access Improvements**

The Committee Clerk presented the request from a local resident, supported by the Dorchester Access Group, for a number of dropped kerbs in the old Poundbury area.

Members asked a number of questions about the request which they agreed to support.

**Resolved**

- i) That DCC be advised that the Town Council supports the request for dropped kerbs at the following points:
  - a) Both pavements at the junction of Malta Close and Normandy Way;
  - b) On the pavement opposite the dropped kerb leading to the drive of 2 Normandy Way/junction to Wyvern Close;
  - c) Both pavements at the junction of Holly Close and Normandy Way;  
and
  - d) Both pavements at the junction of Fir Tree Close and Normandy Way.
- ii) That DCC be advised that the Town Council also requests that white access protection markings are painted where any of these dropped kerbs are put in and also that a similar line be painted where the dropped kerb already exists on the south pavement of the junction of Poundbury Road and the entrance to Poundbury West Industrial Estate (opposite Wessex FM).

49. **No 5 Bus Service**

An east ward councillor explained the situation with First Wessex's decision to withdraw their No 5 service and she pointed out the impact this would have on residents in the east of Dorchester and outlying villages.

A Dorset County Councillor gave an update on DCC's negotiations with the bus companies and he also commented on the importance of this service.

The Committee considered that the Town Council should offer its support to the residents affected by the withdrawal of this service, which could also affect the economy of the town.

**Resolved**

That DCC be advised that the Town Council is very concerned about the serious negative impact the withdrawal of First Wessex's No 5 bus will have the residents of the east of Dorchester and the villages it serves and potentially the economy of the Town.

50. **Planning Issues to Note**

The Committee noted the decisions on planning applications and withdrawn applications.

51. **Urgent Item**

The Committee noted the final consultation on the Bournemouth, Dorset and Poole Pre-Submission Draft Waste Plan and although comments were being requested on the legal process of the Plan, Members wanted to resubmit their objection to the ongoing

commitment to the Louds Mill site, which they considered was a totally inappropriate site.

**Resolved**

That Town Council's response to the Bournemouth, Dorset and Poole Pre-Submission Draft Waste Plan be resubmitted together with the additional comments made by the Planning and Environment Committee regarding its response.

Chairman

Appendix 1

**Dorchester Town Council**

**Dorchester Town Council – 8 January 2018**

**1. BUCKBURY MEWS ROUNDABOUT, JUNCTION OF CULLIFORD ROAD, LUCETTA LANE, DORCHESTER - WD/D/17/002741**

Display of 4 no. non illuminated roundabout sponsorship signs

Recommend refusal.

The installation of four roundabout signs, creating highway clutter, would be harmful to the open green nature of the roundabout, and street scene, and visual amenity of the area which is immediately adjacent to the Dorchester Conservation Area. It would therefore be contrary to Policy ENV. 4 of the adopted Local Plan. Additionally, Members were concerned that the signs could be distracting to drivers in an area that was very busy with school traffic, both vehicular and pedestrian.

**2. 3 MILLERS CLOSE, DORCHESTER, DT1 1SS**

**WD/D/17/002479**

Change of use from B8 to Sui-Generis (car sales showroom), remove existing facade and replace with curtain walling/panelling on the front and both sides, demolish existing side extension and alter roadside boundary treatments, re-surface car park and annexation for the adjacent car park

**WD/D/17/002781**

Installation of 2 number fascia signs - 1 number internally illuminated sign and 1 number un-illuminated sign

No objection

**3. FIRST FLOOR OFFICE, 34A HIGH WEST STREET, DORCHESTER,DT1 1UP - WD/D/17/002672**

Change of use of first floor office from B1 (office) to C3 (residential)

No objection

4. **WESSEX WATER LTD, WESSEX ROAD, DORCHESTER, DT1 2NY - WD/D/17/002728**

Replacement of 3no. antennas of the existing water tower, relocation of 1no. antennas, replacement of feeder trays, replacement of equipment housing within the existing cabin, along with ancillary works.

No objection

5. **TOP O TOWN ROUNDABOUT, HIGH WEST STREET, DORCHESTER - WD/D/17/002739**

Display 3 no. non illuminated roundabout sponsorship signs

Recommend refusal. The Committee supported the objection made by Dorchester Civic Society and agreed that this roundabout and junction is already cluttered with numerous directional and warning signs for both vehicles and pedestrians, as well as commercial advertising on adjacent buildings. This roundabout is at a key point within the Dorchester Conservation Area and the installation of these additional signs would not conserve or enhance the Conservation Area. Additionally there would be no public benefit to these proposals and overall this proposal would be contrary to Policy ENV. 4 of the adopted Local Plan. The Committee also considered that the addition of these signs would create further distractions for drivers in particular at this extremely busy junction, possibly the busiest in the Town, and this would be detrimental to highway safety.

6. **OLD SHIRE HALL, HIGH WEST STREET, DORCHESTER - WD/D/17/002207**

Install external signage to the front facade

No objection

7. **6 CATERS PLACE, DORCHESTER, DT1 1YB - WD/D/17/002775**

Installation of 12 photovoltaic panels on rear roof

No objection

8. **1 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/17/002746**

Erection of a first floor link and erection of a timber boundary fencing

Recommend refusal. The Committee considered that the installation of a 1800mm timber panelled fence immediately on the boundary of the property would interrupt the open character of street frontages in the area, providing a dominating and unfriendly façade. The proposed boundary would form an incongruous feature, which would integrate poorly with the distinctiveness of the local area. As such, it would be a detriment to visual amenity and would be contrary to Policy ENV10 of the West Dorset, Weymouth and Portland Local Plan (2015).

9. **DAMERS FIRST SCHOOL, DAMERS ROAD, DORCHESTER, DT1 2LB - WD/D/17/002700**

Change of use of former school (D1) to offices (B1), with associated car parking and cycle parking provision. Access improvements.

No objection

10. **2 LADOCK GREEN, POUNDBURY, DORCHESTER, DT1 3AU - WD/D/17/002467**

Erection of single storey flat roof rear extension

No objection

11. **157 DAMERS ROAD, DORCHESTER, DT1 2JP - WD/D/17/002805**

Erection of single storey rear extension

No objection

12. **TALL TREES, CULLIFORD ROAD NORTH, DORCHESTER, DT1 1QG - WD/D/17/002793**

Erection of single storey side extension

No objection

13. **LAND NORTH OF COMMUNITY HOUSE, BARRACK ROAD, DORCHESTER WD/D/17/002723**

Erection of building comprising 10 self-contained apartments (part two and part two and a half storey) together with 12 surface parking spaces. Existing workshop to be demolished

No objection. However, as it was not clear from the plans, the Committee asked for confirmation that the existing car park to the rear (north west) of Little Keep would remain fully accessible from the Barracks House site.



# Dorchester Town Council

## Management Committee

16 January 2018

**Present:** Councillors C. Biggs, A. Canning, G. Duke, S. Jones, F. Kent-Ledger, T. Loakes, A. Lyall, R. Potter, M. Rennie and K. Rice (Chairman).

In Attendance

B. Murphy – Duchy of Cornwall (Minute No. 31)

**Apologies:** The Mayor (Councillor S. Hosford) and Councillors J. Hewitt and D. Taylor.

**44. Minutes**

The Minutes of the Meeting of the Committee held on 12 September 2017, adopted by Council on 14 November 2017, were taken as read and were confirmed and signed by the Chairman as a correct record.

**45. Management Arrangements – Outdoor Services**

The Committee considered a report from the Outdoor Services Manager updating it on the work undertaken and the achievements made by the Outdoor Services Team since the last meeting of the Committee.

**Resolved**

That the Outdoor Services Team update be noted.

**46. 2018-2019 Estimates and Special Items**

The Committee considered a report by the Town Clerk which incorporated draft Estimates for 2018-19 in respect of Allotments, Cemeteries, Cultural and Twinning Municipal Buildings and Parks Gardens and Open Spaces. The report also included details regarding Reserves and the main changes which affected the proposed budget. The Deputy Town Clerk responded to Members detailed questions.

Members noted that £18,000 had been provisionally included for Special Items and the report included two items which had previously been identified as a priority. The Committee agreed that those items should be funded from Special Items.

**Resolved**

That the Policy Committee be informed that the draft Estimates for 2018-19 be approved so far as this Committee is concerned including the Special Items as set out below:-

- Painting Borough Gardens Clock - £10,000.
- WW1 Commemorations - £8,000.

47. **Review of Charges**

(a) Municipal Buildings

Members noted that the Municipal Buildings charging structure had been simplified in 2015 and the new system had so far proved successful. Only a few commercial bookings paid the top level fee and it was therefore considered unnecessary to increase the fee structure for 2018-19.

**Resolved**

That the Municipal Buildings charges be not increased in 2018-19.

(b) Recreation Facilities

The Committee was informed that it was not proposed to increase recreational charges for 2018-19. The Cricket Club was now responsible for cricket bookings and charges, the tennis courts were being developed which could reduce court capacity for a period of time and football may also face some disruption with the building works to Weymouth Ave Pavilion.

**Resolved**

That the various recreation facilities charges be not increased in 2018-19.

(c) Borough Gardens House

Members noted that it was not proposed to increase the charges for the hire of the Borough Gardens House in 2018-19 as it was considered that doing so would be detrimental to future bookings. It was noted that Dorchester Cricket Club was now responsible for the hiring and charges of Weymouth Avenue Pavilion.

**Resolved**

That the Borough Gardens House Community Room charges be not increased in 2018-19.

(d) Cemetery Fees

The Committee considered setting out various proposed charges in respect of Dorchester, Fordington and Poundbury Cemeteries as from 1 April 2018.

**Resolved**

That the charges in respect of Dorchester, Fordington and Poundbury Cemeteries be as set out in Appendix 1 with effect from 1 April 2018.

47. **Borough Gardens – New Tennis Courts**

As was reported at the last meeting The Chiltern Group had now been appointed to build the new tennis courts in the Borough Gardens. It was originally anticipated that work on the courts would commence early January 2018 lasting approximately 8 – 12 weeks.

The amendments to the scheme, also reported to the last Committee meeting, required a planning modification which was granted just before Christmas, too late to be able to give confirmation of receipt to the Contractors. The work was therefore being rescheduled for commencement in March/April.

It was also reported that D R Whites had been appointed to undertake general building works in readiness for the court construction, this work was due to commence at the end of January 2018.

**Resolved**

- (1) That the update be noted.
- (2) That the appointment of D R Whites Building contractors be noted.

**48. Waste Review**

The Committee considered a report by the Outdoor Services Manager on a waste review undertaken in line with current legislation which was intended to reduce the amount of waste being deposited in landfill. The report informed Members of that review and of the outcomes so that the Committee could be assured that the Council had reviewed its processes and was, as much as possible, working efficiently, within the law as well as achieving the environmental benefits from doing so.

The Committee noted the work that had been undertaken to date and the work that was still required to be carried out.

**Resolved**

That the waste review report be noted.

**49. Town Council Waste Bin Review**

The Committee considered a report by the Outdoor Services Manager

**Resolved**

- (1) That, as from 1 January 2018, the allotment rent and the water fee both be increase by £1.00 each no matter the size of the allotment plot.
- (2) That there be no increase in the administration charge in 2018; the fees will therefore be:-

Rent - Full plot on any site	£35.00
Rent - Half plot on any site	£19.00
Water Charge – Full plot	£7.50
Water Charge – Half plot	£5.50
(excludes Frome Terrace – no water)	
Administration Fee for new tenants	£50.00

(3) That the practice of charging double fees for non-Dorchester residents continues.

**36. The West Dorset Dog Related Public Spaces Protection Order 2017**

The Committee considered a report by the Deputy Town Clerk on the implementation, as from 1 October 2017, of the West Dorset Dog Related Public Spaces 2017. Members felt that for the time being consent should be given to allow users of the area to exercise their dogs off their leads.

**Resolved**

- (1) That the report be noted
- (2) That for the time being consent be given to allow users of Maumbury Rings to exercise their dogs off their leads.

**37. Grant Applications**

The Committee considered grant applications from St Osmund's Middle School, the William Barnes Society, Dorchester Casterbridge Rotary Club and Southwest Dorset Multicultural Network.

**Resolved**

- (1) That a contribution of £750 be made to St Osmund's Middle School in respect of its WW1 Performance.
- (2) That the request from the William Barnes Society not be agreed.
- (3) That contributions be made to Dorchester Casterbridge Rotary Club in respect of the Dorchester Marathon as follows:- 2018 - £500, 2019 - £400, 2020 - £300, 2021 - £200, 2022 - £100.
- (4) That a contribution of £120 be made to Southwest Dorset Multicultural Network in respect of the 2018 Holocaust Memorial Day event.

**38. Cemetery Matters**

(a) **Exclusive Right of Burial and Interments and Burial of Ashes**

The Committee had before it a report with details of the Grants of Exclusive Right of Burial for grave spaces and the number of interments and burials of ashes together with South Chapel usage at Dorchester Cemetery, since the last meeting of the Committee.

**Resolved**

That the report on the Grants of Exclusive Right of Burial and Interments and Burial of Ashes since the last meeting of the Committee be noted.

(b) **Headstones and Inscriptions**

The Committee received and noted applications for the design of headstones and inscriptions.

**Resolved**

That the action of the Town Clerk in approving designs numbered 4970 to 4984 be confirmed and the Register of Memorials be signed by the Chairman as a correct record.

39. **Buildings Monitoring Reports**

The Committee received the monitoring reports for the Municipal Buildings, Weymouth Avenue Pavilion and Borough Gardens House.

**Resolved**

That the Buildings Monitoring Reports be noted.

40. **Dorchester Arts**

The Committee had before it the minutes of the Dorchester Arts Board meeting held on 25 September 2017. The Chairman also reported on a meeting of Town Councillors and Dorchester Arts held recently and that reports would be presented to the next meeting of the Committee in respect of the bar franchise agreement and Dorchester Arts lease of the Municipal Buildings. It was also reported that Dorchester Arts had requested that it (and the Town Council) fly a Dorchester Arts flag from the Christmas tree holders, or stronger replacements, on the front of the Building.

**Resolved**

- (1) That the Buildings Monitoring Reports be noted.
- (2) That the Deputy Town Clerk be authorised to agree the Dorchester Arts flag following consultation with the Chairman and Vice-Chairman of the Committee.

41. **Public Bodies (Admission to Meetings) Act 1960**

**Resolved**

That in view of the fact that publicity would be prejudicial to the public interest by reason of the confidential nature of the following matters the public and press representatives be excluded from this meeting during their discussion.

42. **Borough Gardens Clock Redecoration**

The Committee considered a report by the Outdoor Services Manager on revised proposals for the redecoration of the Borough Gardens Clock.

**Resolved**

That the proposal set out in option 3. of the report be pursued at a total cost of £43,037 excluding VAT. To sufficiently fund the project the Town Clerk will, as part of the budget process for 2018-19 recommend an increase to the appropriate earmarked reserve plus a one off contribution bringing the reserve to £38,000. The remaining £10,000 to be requested as a Special Item.

43. **Borough Gardens Kiosk**

The Committee considered a report by the Deputy Town Clerk on the future operation of the Borough Gardens kiosk. Members noted the ongoing discussions with Rethink and agreed the new Framework Agreement for the kiosk.

**Resolved**

That the arrangements set out in the report be agreed.

Chairman

## Dorchester Town Council

### Policy Committee

23 January 2018

**Present:** Councillors B. Armstrong-Marshall, R. Biggs, A. Chisholm, T. Harries, S. Hosford, G. Jones (Chairman) and P. Stein

**Apologies:** Councillor T. Jones

**Also present:** Councillors G. Duke and M. Rennie. c.30 residents attended for minute 24, with 14 asking questions with regard to the item.

#### 20. Minutes

The Minutes of the Committee of 21 November 2017, adopted by Council on 28 November 2017, were taken as read and confirmed and signed by the Chairman as a correct record.

#### 21. Financial Report 2017-18

The Town Clerk provided an update covering the Council's Month 9 spend in relation to the budget, cash position, current debt and payments position and Business Rates on the Weymouth Avenue Pavilion. He also reported 3 recommendations from the Management Committee with a proposed response to each.

#### Resolved

- a) That the Payments list totalling £216,216.89 is approved
- b) That the request to establish a Coronation Earmarked Reserve is rejected, as any cost could be met from the General Reserve as and when required
- c) That £2,000 is allocated from the Municipal Buildings Reserve to undertake repairs to the car park gates
- d) That a Task and Finish Group be established during the March cycle, consisting of 2 councillors each from Policy and Management Committee, to consider the future management and maintenance of the Municipal Buildings, to report back to Committees by November 2018

#### 22. Medium Term Financial Strategy and Revenue Budget 2018-19

The Town Clerk presented a report which considered the Council's financial strategy, budget, reserves, and precept and Council Tax. He noted the above inflation Employers Staff Pay offer for 2018 and 2019 as an extra cost and also noted the 4.0% increase in Tax Base and the strong financial position the Council is in as it faces discussions regarding the loss of services at District and County tiers. He answered questions regarding the impacts of 3 alternative tax increases and the reasons for the significant increase in Council Tax base.

Proposals to increase the Council Tax by 0.0% and 2.0% received no seconder.

### **Recommended to Council**

That the Medium Term Financial Strategy and Revenue Budget are adopted as laid out in Appendices 1-3 of the Minutes, to include

- a) A Council Tax Band D charge of £189.00, an increase of £5.50 (3.00%)
- b) A precept of £1,388,243, an increase of 7.09%

### **23. Corporate Plan – Progress against Strategic and Operational Milestones**

The Committee received a report from the Town Clerk regarding progress on tasks identified in the Corporate Plan, providing more detailed information regarding progress on Dorchester Area Community Land Trust and Heritage Tourism.

The Town Clerk confirmed that the DTEP Stakeholder Group had considered the materials to be used for works in upper South Street and had agreed to use cobbles, fitted on their sides, mortared flush.

He confirmed that the Heritage Tourism Ideas Group would meet again in February, and that representatives of the Heritage and Tourism sectors would then brief their respective forums. He answered questions regarding the need for match-funding, project management and the commissioning of an auditor to compile a list of heritage assets.

Members discussed the lack of a visible Biodiversity Plan in the Corporate Plan. The Outdoor Services Manager would produce a report comparing current practice to accepted standards, including the Dorset Biodiversity Plan to a future Management Committee meeting.

### **24. Affordable Housing Sites and Outdoor Recreation Strategy**

The Town Clerk reported back on progress since the decision taken in September 2017 to develop an Outdoor Recreation Strategy that might release land for affordable housing sites.

The Committee considered the Outdoor Recreation Strategy.

### **Recommended to Council**

- a) That the draft Outdoor Recreation Strategy is made available for consultation with key partner organisations

A number of residents spoke regarding proposals to consider the use of recreation spaces in the town for affordable housing. A full list of the areas where points were made and questions were asked, with responses, is available at Appendix 4 to the minutes.

Members of the Committee thanked residents for their participation at the meeting. They were conscious of the difficult balance that the Council was trying to strike between the need to retain good quality public recreation spaces while at the same time identifying less



well used sites that might be suitable for development to provide affordable housing for young workers in the town. Several Members noted that national planning rules were not supporting the need to deliver affordable housing in the town. Members made revisions to a draft recommendation to reflect the need to ensure that each site was treated individually and that the pitfalls of potential development were fully captured and recognised.

### **Recommended to Council**

- b) That the Town Council work with Magna to engage the public regarding both the positive benefits and drawbacks arising from the development of each of the following individual sites:
  - a. Elizabeth Place (owned by Magna)
  - b. Sandringham Annexe
  - c. Fortress Green Open Space
  - d. Mellstock Avenue Play Area
  - e. Poundbury Crescent Play Area

The Town Clerk identified that if Council approved the recommendation then Magna would lead on consultation in February, that the consultation would be well publicised, and that it may lead to planning applications on individual sites later in the year.

### **25. Local Government Reorganisation and Cuts to Services**

The Town Clerk advised the Committee regarding developments related to the potential for the reorganisation of Local Government in Dorset, including the Council's response in support of the plan and a change in momentum on discussions relating to the potential transfer of services from West Dorset District Council.

He confirmed that the Town Council had not been engaged in discussions regarding the creation of a town council for Weymouth.

### **Resolved**

- a) That the Council formally signs up to the West Dorset Towns Programme Board
- b) That for continuity purposes the current Mayor continues as this Council's representative until May 2019, when arrangements for the Board may need to be reviewed

### **26. The Draft Dorchester Community Plan**

The Town Clerk provided an update on the work that the Community Development Officer had undertaken to develop a draft Community Plan, including a review of previous plans, discussions with local groups, the creation of a directory of contacts and register of projects, and the preparation of a draft summary document that summarises key projects and actions for 2018.

Members considered the need to raise the profile of, consult on and formalise the work undertaken to date into a Community Plan.

**Recommendation to Council**

That a Task and Finish Group comprising two members each of Policy and Management Committee is set up to review the draft Community Plan prior to its adoption at the March Council meeting.

**NOTE:** Management Committee Members are invited to put their names forward to join the Task and Finish Group at Council on 30 January.

**27. The St Georges Road/Lubbecke Way Junction**

The Town Clerk provided an update regarding the junction works to be undertaken as part of the Red Cow Farm development.

**Resolved**

That, subject to agreeing appropriate wording limiting the Council's responsibilities under the agreement, the Town Clerk be authorised to apply the Council's seal to a s38 agreement relating to highway works in Lubbecke Way.

Chairman

**APPENDIX 1**

<b>REVENUE BUDGET 2018/19</b>	2015/16	2016/17	2017/18	2018/19
	Actual	Actual	Budget	Budget
	£	£	£	£
Parks & Open Spaces	538,569	581,490	559,377	582,495
Allotments	3,707	3,254	5,324	3,541
Municipal Buildings	137,726	140,240	184,273	187,036
Cemeteries	53,239	66,894	54,355	56,432
Cultural & Twinning Activities	52,724	63,076	54,008	52,370
Corporate & Democratic Manage.	194,865	210,632	212,095	220,174
Other Services	35,714	24,627	128,903	109,029
<b>Operational Budget</b>	<b>1,016,544</b>	<b>1,090,213</b>	<b>1,198,335</b>	<b>1,211,078</b>
Precept	1,209,555	1,251,000	1,296,336	1,388,243
<b>Transfer to General Reserves</b>	<b>193,011</b>	<b>160,787</b>	<b>98,001</b>	<b>177,165</b>
<b>Subjective Analysis of Revenue</b>				
Employees	590,458	642,954	694,035	718,718
External Payments	434,109	462,382	509,860	491,610
Transfers to Earmarked Reserves	154,306	157,505	141,100	144,000
Capital Financing Costs	61,651	54,528	48,500	46,400
Income	-223,970	-227,156	-195,160	-189,650
<b>Operational Budget</b>	<b>1,016,554</b>	<b>1,090,213</b>	<b>1,198,335</b>	<b>1,211,078</b>
<b>General Reserve</b>				
Opening Balance at 1 April	608,932	751,931	464,377	250,708
Transfer from Ops Budget	193,011	160,787	98,001	177,165
Council Tax Support Grant	69,988	46,659	23,330	0
To Corporate Projects Reserve	-120,000	-495,000	-335,000	-177,165
<b>Closing Balance at 31 March</b>	<b>751,931</b>	<b>464,377</b>	<b>250,708</b>	<b>250,708</b>
<b>Earmarked Reserves</b>				
Opening Balance at 1 April	407,534	613,584	956,392	1,135,612
Transfer from Revenue Budget	274,306	652,856	476,100	321,165
Expenditure from Reserves	68,256	310,048	296,880	600,000
<b>Closing Balance 31 March</b>	<b>613,584</b>	<b>956,392</b>	<b>1,135,612</b>	<b>856,777</b>
<b>All Reserves held at year end</b>	<b>1,365,515</b>	<b>1,420,769</b>	<b>1,386,320</b>	<b>1,107,485</b>
Tax Base	6,853	6,950	7,065	7,345
Band D Charge	176.50	180.00	183.50	189.00
O/s PWLB Debt at 31 March	498,000	264,000	230,000	196,000

## APPENDIX 2

<b>Medium Term Financial Strategy</b>	17/18	18/19	19/20	20/21	Yoy %
	£000	£000	£000	£000	Change
<b>Revenue Budget</b>					
Employees	694	719	743	758	2.00
External Payments	510	492	501	511	2.00
Transfers to Earmarked Reserves	141	144	147	150	2.00
Capital Financing Costs	49	46	44	42	-
Income	-195	-190	-193	-197	2.00
New/Transferred Services	0	0	174	174	
<b>Operational Budget</b>	<b>1,198</b>	<b>1,211</b>	<b>1,416</b>	<b>1,438</b>	
Precept	1,296	1,388	1,416	1,444	2.00
<b>Transfer to General Reserves</b>	<b>98</b>	<b>177</b>	<b>-0</b>	<b>6</b>	
<b>General Reserve</b>					
Opening Balance at 1 April	464	250	250	250	
Transfer from/to Operational Budget	98	177	-0	6	
Council Tax Support Grant	23	0	0	0	
Transfer to Corporate Projects Reserve	-335	-177	0	-6	
<b>Closing Balance at 31 March</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	
<b>Earmarked Reserves</b>					
Opening Balance at 1 April	956	1,136	857	633	
Transfer from Revenue Budget	476	321	147	156	
Expenditure from Reserves	-297	-600	-370	-100	
<b>Closing Balance 31 March</b>	<b>1,136</b>	<b>857</b>	<b>633</b>	<b>689</b>	
<b>All Reserves held at year end</b>					
Corporate Project Unallocated at Year End	130	307	307	307	
Outstanding Debt at Year End	£k	230	196	162	128
Council Tax	£	184	189	193	197
Tax Base		7,065	7,345	7,345	7,345

### Notes

1. Inflation at 2.00%, Debt repayment per current debt profiles
2. Precept assumes Council Tax rise @ 2.00% from 2019, no Tax Base growth
3. Best estimate of new or transferred services, driven by cuts in other tiers
4. Operational surplus transferred to Corporate Projects Reserve, but not reallocated
5. Earmarked Reserves expenditure reflects best available knowledge
6. Further savings may be identified in budgets as a result of review processes

**APPENDIX 3**

<b>RESERVES</b>	Cttee	Balance	Paid In	Spend	Balance	Paid In	Spend	Balance	Reason for holding Reserve
		Mar17	17/18	17/18	Mar 18	18/19	18/19	Mar 19	
		£	£	£	£	£	£	£	
<b>Earmarked Reserves</b>									
<b>Infrastructure &amp; Equipment</b>									
Cemeteries	Man	84,222	12,000	0	96,222	12,300	80,000	28,522	Roads and Walls at Poundbury
Municipal Buildings	Man	52,340	60,000	25,000	87,340	61,200	0	148,540	Exterior works
Borough Gardens	Man	24,305	5,100	11,000	18,405	20,000	38,400	5	Painting Bandstand and Clock
Play Equipment	Man	51,748	13,000	9,000	55,748	0	0	55,748	Replace equipment
Walks, Trees & Public Realm	Pol	50,224	30,000	0	80,224	32,100	75,000	37,324	Resurface Walks, new furniture
Vehicles & Equipment	Man	15,632	18,000	17,000	16,632	18,400	14,500	20,532	Fleet replacement
<b>Cultural</b>									
Arts Festival	Man	9,000	3,000	0	12,000	0	2,000	10,000	Periodic Festival
Christmas Lights	Man	4,795	0	0	4,795	0	0	4,795	-
<b>Miscellaneous Reserves</b>									
Corporate Projects	Pol	630,126	335,000	225,000	740,126	177,165	390,000	527,291	Own or partner capital projects
Maumbury Rings s106	Man	9,780	0	9,780	0	0	0	0	Heritage refurbishment
Dorchester West Rail. St'n	Pol	10,000	0	0	10,000	0	0	10,000	Access Ramp
Graves In Perpetuity	Man	14,220	0	100	14,120	0	100	14,020	Maint., flowers on 6 graves
<b>Total Earmarked Reserves</b>		<b>956,392</b>	<b>476,100</b>	<b>296,880</b>	<b>1,135,612</b>	<b>321,165</b>	<b>600,000</b>	<b>856,777</b>	
General Reserve	Pol	464,377	121,331	335,000	250,708	177,165	177,165	250,708	Back Up. Min £200k required
<b>Total Reserves</b>		<b>1,420,769</b>	<b>597,431</b>	<b>631,880</b>	<b>1,386,320</b>	<b>498,331</b>	<b>777,165</b>	<b>1,107,485</b>	

**A Summary of Key Points made by residents in relation to Minute 24, being the consideration of the development of Recreational sites for Affordable Housing for Young Workers**

**The Play Spaces Footfall Audit**

- A number of residents expressed concerns and raised questions regarding how the audit had been compiled
- A number of residents expressed views that both Elizabeth Place and Poundbury Crescent Play Spaces were busier than the Audit suggested
- The Town Clerk explained that the audit had been conducted in house, led by and predominately conducted by him, over the period 26 July – 6 September 2017. The data would be made available on the Council's website the following day

**Replacement of lost Amenity**

- A resident asked what the plans were for replacing any lost play amenity
- The Town Clerk confirmed that any development of Elizabeth Place and Mellstock Avenue would involve re-provision of some play equipment within the site. The need for re-provision at Poundbury Crescent was under discussion with Magna

**How the NHS were managing increasing demands on their services**

- A resident asked whether there had been discussions with the CCG or Dorset County Hospital regarding the impact of overcrowding on their facilities due to development
- The Town Clerk confirmed that, for other reasons, informal discussions had recently taken place with Dorset County Hospital regarding their future plans, during which DCH confirmed they would routinely plan for new housebuilding included in the West Dorset Local Plan

**Other sites as lost opportunities**

- A resident asked about the decision by Magna to sell off a garage site in Old Poundbury and the continued inoccupation of property in Coburg Road
- The Town Clerk advised that the Magna decision to sell the site had been taken some time before their decision to recommence house building in West Dorset
- He also advised that the properties in Coburg Road had previously been occupied by Health Service staff and that discussions were ongoing between Health providers regarding its future use

**Ongoing Maintenance Costs**

- A resident asked whether the possible reuse of the sites was driven by budget pressures and a need to save money

- The Town Clerk confirmed that this was not the case and that the Council's financial position was very strong. He explained that the only driver was the Council's ambition to play a role in the delivery of affordable housing for young workers

### **Amenity Value of the Sites**

- A resident commented that several of the sites under discussion appear to be laid to grass and undeveloped as amenity spaces and asked whether it was possible to make more of the sites?
- The Town Clerk responded that, in the event that individual sites were not developed for affordable housing, their appearance would be reviewed

### **National Planning Policy and its impact on Dorchester**

- A resident commented on lack of delivery of affordable housing on the Prison site, and that national planning policy did not appear to support affordable housing delivery
- Another resident asked what definition the Council was working to regarding making any housing provided on the sites affordable
- Several residents commented regarding affordable housing provision at Poundbury
- The Town Clerk explained that the Town Council had objected to the Prison site development due to the absence of affordable housing
- During the subsequent debate by the Committee several Members of Council commented negatively regarding National Planning Policy.
- The Mayor explained that the Poundbury development had consistently delivered its affordable housing obligations, currently set at 35% of all new homes built, involving a mix of for rent and for sale properties
- The Town Clerk identified that any transfer of land to Magna would be conditional on the delivery of affordable housing that was genuinely affordable locally, well below the national definition of affordability. He cited the planned Tennis Courts development by the Dorchester Area CLT, which is currently focused on trying to deliver new flats at c. £90,000, as an example of the Council's approach

### **The Elizabeth Place Covenant**

- A resident asked about the strength of the restrictive covenant placed on the Elizabeth Place site to retain its use as recreation space
- Councillor Duke explained that this was a matter for Magna to resolve with West Dorset District Council and outlined the content of some correspondence he had initiated with that Council

### **Space for Contemplation, Health and Safety Issues**

- A resident made points about the need for space for contemplation, based on a national report. He also made points about health and safety
- In response to a separate point made by the Chairman the Town Clerk confirmed that all Council-managed play equipment was regularly checked

**The wording of the Recommendation identify the Positive Benefits of Developing Affordable Housing**

- Councillor Duke asked what the positive benefits of development were
- The Town Clerk identified that early work with Magna had identified that the five sites collectively had the potential to deliver 60-80 affordable units, while still retaining some play equipment on two of those sites that currently enjoy it
- In response to a further point from Councillor Duke regarding the negative impacts of development on residents adjacent to potential development sites a Member of Council recognised the Council had a difficult role in balancing the competing demands of local recreation provision and the delivery of affordable housing

**Parking at Elizabeth Place**

- A resident expressed concern about the impact of additional parking requirements resulting from new properties at Elizabeth Place
- The Town Clerk confirmed that Magna had been advised that the Town Council could not support a scheme that increased already existing problems associated with car parking

AS

24 January 2018



## **DORCHESTER TOWN COUNCIL**

**30 JANUARY 2018**

### **TOWN CENTRE RETAIL**

1. The Town Council has met informally on three occasions to consider ideas being promoted by West Dorset District Council regarding the development of Charles Street Car Park and Fairfield Car Park. This is the first meeting to consider the proposals formally.
2. Items of discussion at the informal meetings included
  - Recognition that increasingly key retailers are identifying that the retail estate in the town centre is not meeting their needs a rapidly changing retail environment – particularly in relation to logistics and the size of premises
  - The impact on South Street of losing an anchor and complimentary stores, whether to a site outside the existing town centre or out of town (considered to be the most important issue to be resolved)
  - Recognition that the District Council’s vision to develop the Charles Street site has changed and is now focused on a single store plus refurbished car park – the Local Plan still sees Charles Street as the main site for development of retail
  - Acknowledgement that the District Council’s Local Plan also currently recognise Trinity Street as the next expansion site for retail
  - The impact of the District Council’s proposals for development of Fairfield on
    - Traffic in the town centre, along Weymouth Avenue, at the Maumbury junction and along to the Stadium Roundabout
    - The Market and on parking for existing short and long term users
    - The visual appearance of Weymouth Avenue, particularly the visual impact of a multi-storey car park
    - The Wednesday Market and Sunday Car Boot sale
    - Footfall to, and spend in, South Street and High Street, against the background of the opening of both Shire Hall and the County Museum
  - The changing face of retail and how people use town centres
3. Councillors recognised the disquiet in the town created by the District Council’s proposals, but recognised that lack of clear information made it difficult to dismiss or support the proposals. On the one hand the potential negative impacts of the Fairfield development on the recognised town centre appear to be significant, but on

the other the Fairfield site was being promoted as the only acceptable solution to prevent the loss of several key High Street names from the town altogether.

4. Council may wish to consider adopting a position statement that includes the rewording of some of the following statements: -

- That ensuring that the current town centre, focused on South Street, remains vibrant and that it is essential that a deliverable strategy should be developed to ensure this area remains relevant to the future needs of the town
- That safeguarding Dorchester's historic role as a market town is essential and that a deliverable strategy should be developed to work with market operators to retain and develop the town's markets
- That in principle the Town Council supports the building of a retail store plus improved parking on the Charles Street site
- That more information is required on the risks of losing major retailers to the town, and how the development of Fairfield would reduce this risk, before the Town Council can come to a view on the development of the Fairfield site
- That additionally more information regarding the visual, traffic and parking implications of any development of Fairfield is required before the Town Council can come to a view on the development of the Fairfield site
- That any future retail development in Dorchester should be guided by evidence collected as part of the Retail Study commissioned as part of the Local Plan Review

Adrian Stuart  
Town Clerk

**CALENDAR OF MEETINGS 2018-19**

	2018								2019				
	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
COUNCIL, MAYOR MAKING AND ANNUAL TOWN MEETING	21 MM 22		24		25		27		29		26 +ATM		20 MM 21
POLICY & MAYORAL SELECTION	15		17		18		20		22		19 MS@ 1830		
MANAGEMENT & SITE VISITS	8		10	SV 21 1700	11		13		15	SV 26 1700	12		SV 28 0930
PLANNING AND ENVIRONMENT		4	2	6	3	1	5	3	7	4	4	1, 29	
MARKETS JOINT PANEL		20							23* 14.15				
CIVIC EVENTS		<i>Hardy Sat 2</i>	<i>Armed F. Sat 7</i>				<i>Remem. Sun 11</i>						
<i>BANK HOLIDAYS</i>	<i>7,28</i>			<i>27</i>				<i>25,26</i>	<i>1</i>			<i>19,22</i>	<i>6,27</i>

MM Mayor Making      ATM Annual Town Meeting      MS Mayoral Selection Committee  
 SV Management Committee Site Visit, but open to all councillors

Meetings will ordinarily take place at 19.00 in the Council Chamber, Municipal Buildings.  
 The meeting marked \* takes place at West Dorset DC offices at South Walks House