



Dorchester Town Council

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30 September 2015

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday 5 October** at **7.00pm**.

Adrian Stuart
Town Clerk

Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to address the Committee, please contact the Committee Clerk at least one day in advance of the meeting. 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 that it is their responsibility to disclose pecuniary or non-pecuniary interests where appropriate. A Member who declares a pecuniary interest must leave the room unless a suitable dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

Membership of the Committee

Councillors B. Armstrong-Marshall, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter (the Mayor ex-officio), M. Rennie and D. Taylor

1. Apologies and Declarations of Interest

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 7 September 2015 and of the special meeting held on 21 September 2015 (adopted by Council on 29 September 2015).

3. Minute Update Report

To receive and consider the minute updates reported (attached).

4. Dorchester Prison Site

Representatives of City & Country will be attending the meeting to provide an update on the stage three of the consultation process and their latest proposals.

A report by the Town Clerk, highlighting aspects of the development that the Committee may wish to focus on, is attached.

5. Planning Applications for Comment

To receive and comment on the planning applications received from West Dorset District Council (list attached).

6. Fairfield Car Park

To consider a report by the Deputy Town Clerk (attached).

7. Decisions on Planning Applications and Withdrawn Applications

To note the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note (list attached).

8. Urgent Items

To consider any other items that the Chairman or Town Clerk decides are urgent.

Planning and Environment Committee – 5 October 2015

Minute Update Report

1. Minute 116/15 – Minute Update Report (7 September 2015)

Parking Issues

Historic England have been contacted regarding the Town Council's concerns about the process undertaken in installing solar powered lighting columns in Wollaston Fields car park. This has been logged by them as a pre-application enquiry and passed on to Inspector of Ancient Monuments for Dorset. Historic England have a 21 day timeframe for response.

2. Minute 116/15 – Minute Update Report (7 September 2015)

Bollards in New Street

Policy Committee considered this item at their meeting on 22 September 2015 and noted the views of the Planning and Environment Committee. At this meeting, it was resolved that a request be made that further discussion should take place at the next DTEP Steering Group regarding the reintroduction of bollards for the pedestrianised area.

3. Minute 121/15 (21 September 2015)

Dorset Waste Plan Consultation

The recommendation of the Planning and Environment Committee was put to Council on 29 September 2015.

West Dorset District Council have also commented on the Waste Plan:-

“It is noted that there is a need for additional waste management facilities in the western part of the County covered by West Dorset and Weymouth & Portland Councils. To fulfil the Duty to Cooperate, the Councils would welcome opportunities for a dialogue with the Waste Authority to help identify suitable locations for these facilities and to enable the Local Plan and the Waste Plan to be strategically aligned.

A number of options for the location of waste facilities have been presented in the Waste Plan. The Councils would welcome further input into the site selection process. The following concerns are highlighted here regarding some of the sites presented in the Plan. Through further consideration of the sites being proposed, additional concerns may arise.

The proposed locations around Dorchester come with a number of problems, some of which have been highlighted within the appendix of the draft Waste Plan.

The Stadium Roundabout site has been considered in detail through the Local Plan examination. The Local Plan proposed the site for a trunk road service area (TRSA) alongside a park-and-ride (P&R) scheme. Through the examination, the Inspector concluded that the impact on the landscape, the Dorset AONB and the historic environment would be substantial and hence the TRSA was removed from the Local Plan. (Relevant sections of the Inspector's report were quoted)”.

DORCHESTER TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 5 OCTOBER 2015

DORCHESTER PRISON SITE

1. The Committee has considered the site on several occasions, originally in order to develop the Council's Position Statement in September 2014, and subsequently to respond to the first two stages of City and Country's consultation process.
2. City and Country made a third presentation, attended by 8 town councillors, on Thursday 17 September, providing their latest ideas regarding the development of the scheme. Councillors have received copies of information from that consultation day prior to this meeting.
3. City and Country have had the opportunity to consider feedback received from the consultation day prior to tonight's meeting, and may be in a position to explain any additional ideas. They have asked for a meeting this evening to explore the proposals that are emerging, which they intend to submit as a planning application in November.
4. The current proposal is described in the material supplied by City & Country as: -
 - 190 – 200 new homes, approximately 156,000 sq ft of development
 - New Build a maximum of 4 Storeys, responds to scale of historic buildings
 - Approximately 1:1 parking spaces + visitor parking – c. 450 traffic movements per day
 - Museum Interpretation Space and Commercial frontage onto North Square
 - Viable with no 'usual' developer contributions
5. Appendix 1 identifies key points in the September 2014 Position Statement, along with the Town Clerk's interpretation of how the current proposals respond to the Statement.
6. In summary the current position appears to be: -
 - Positives
 - The risk of the site remaining vacant in the long term appears to be low
 - The proposals emerging, coupled with City and Country's excellent track record, offer a high quality scheme next to the town centre, bringing additional prosperity to this area of town
 - Negatives
 - As currently proposed the scheme contributes nothing to resolving either social or affordable housing issues in the town – some of the comments made by City & Country suggest there might, through negotiation on the mix of units and the sale process, be an opportunity to deliver some affordable housing

- With development comes traffic – this is inevitable, but lack of contact with the DTEP team creates the risk that the site is viewed in isolation rather than as part of the wider traffic problems in the town
- Public access through the site and to access views to the north remains unclear – it would be helpful to understand the barrier to access from Glyde Path Road is and what opportunities there will be for non-residents to enjoy views to the north of the town.

Adrian Stuart
Town Clerk

COMPARISON OF SEPTEMBER 2014 POSITION STATEMENT TO CITY & COUNTRY SEPTEMBER 2015 PROPOSALS

Issue identified in Position Statement	How does the City & Country proposal match up?	OK?
The site must be considered and planned in a comprehensive manner, with a masterplan prepared as the basis for consultation and community engagement	The proposals clearly demonstrate this to be the case and the level of consultation has been high	Yes
The site is in the historic core of Dorchester and must be planned within the context of the town's heritage quarter. The Victorian buildings are of historic interest and there should be a presumption in favour of retaining them	The proposals appear to meet our aims, in that modern prison buildings will be replaced by sensitively designed buildings which are in sympathy with the Victorian buildings, which will remain	Yes
<p>A residential-led mixed-use development is favoured that increases footfall and promotes vitality, including heritage interpretation, public open space and enhanced landscaped areas</p> <p>There is an opportunity to open up the site by providing landscaped public open areas as well as pedestrian links through the site to the north and west</p>	<p>While the site will be landscaped it is unclear from the designs which areas are public and private areas and whether non-residents will be able to enjoy views out across the water meadows to the north. The access from North Square appears to invite non-residents to access the site.</p> <p>It is unclear why plans to access the site from Glyde Path Road have been dropped</p>	More info req'd
Access to the site is constrained by historic narrow streets	<p>Due to the high density of development C&C identify there will be a significant (300+ extra movements per day) increase in traffic accessing the site through The Bow, then subsequently leaving the site. This will increase traffic in High West/East Street at a time when DTEP is seeking to significantly reduce overall numbers.</p> <p>There has been no discussions to date with the DTEP team about how this might be managed and it would have been advantageous to have this discussion before offering options for consideration at consultation events</p>	Meeting with DTEP needed asap
The project should meet the well-documented expectations of the West Dorset Local Plan	The Local Plan anticipated affordable housing allocations at up to 35%, while City and Country anticipate no developer contributions. Increasing the supply of Affordable Housing, particularly for young people who work in the town, is a priority of the Council	No

Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 5 October 2015

1. **WD/D/15/001905**
STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT
Variation of condition 1 of planning approval WD/D/14/000217 – to change the ramped access to the Shire Hall in order to facilitate the creation of a rear private garden to approved cottage at No. 41 Glyde Path Road
Dorchester Conservation Area and Grade II Listed Building

2. **WD/D/15/001938**
STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT
Variation of condition 1 of planning approval WD/D/14/000850 - create an additional bedroom & extra window on the first floor in two of the units
Dorchester Conservation Area and Grade II Listed Building

3. **WD/D/15/001976**
29 & 29A PRINCES STREET, DORCHESTER, DT1 1TP
Erect 2no. fascia signs
Dorchester Conservation Area

4. **WD/D/15/001816**
LIDL, THE GROVE, DORCHESTER
Erect side extension to existing Lidl foodstore to provide new freezer storage chambers and new bakery area
Dorchester Conservation Area

5. **WD/D/15/002061**
11A ST GEORGES ROAD, DORCHESTER, DT1 1PA
Change of use of Office (Class B1) to a Dwelling (Class C3)
This is not a planning application, it is an application for prior approval under Class O of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 to carry out the development described above.

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE – 5 OCTOBER 2015

FAIRFIELD CAR PARK

1. Brewery Square Ltd is seeking the support of the Town Council to a proposal it is considering submitting to the West Dorset District Council for improvements to the pedestrian access to Fairfield car park.
2. The current pedestrian and disabled access to and from the north east corner of middle Fairfield car park, adjacent to the junction between Fairfield Road and Weymouth Avenue, is a gap in the concrete post and steel rail balustrading adjacent to market stall No. 26, as shown on the photo below.



3. This opening forces pedestrians to walk directly into the road, more often than not usually between two parked cars (there is no pavement). The junction with Weymouth Avenue is only about 15m from where pedestrians are walking into the oncoming traffic. The lack of a pavement at this entrance and with cars parked either side makes it a significant safety hazard.



4. The suggestion from Brewery Square Ltd to West Dorset District Council is that the existing pedestrian entrance be closed and a new entrance be created between the existing stone pillars on the corner of Fairfield Road and Weymouth Avenue. This new entrance would be significantly safer and a visual enhancement. A further visual enhancement would be to continue the black railings, used in all other parts of the car park, along Fairfield Road rather than the existing post and rail. A mock up photo is shown below.

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5. Brewery Square is also considering whether to make a request to West Dorset District Council to change the name of Fairfield car park to Brewery Square car park. The thinking behind this proposal is that the present name has little significance to visitors, the car park is extensively used, particularly in the evening for visitors to Brewery Square and it has more relevance to the adjacent area. A view from Members on this idea is welcomed.

6. Whilst looking at this matter it has been noticed that the new electronic car park signs seem a little inconsistent. Some of the issues identified are as follows:-

- The Bridport Road sign directs you to 'Long Stay' (Top o Town which is both long and short stay) and Town Centre (Fairfield)
- The Weymouth Ave sign directs you to 'Town Centre Short Stay' (Fairfield), 'Fairfield Long Stay' and 'Top o Town Long Stay'
- The High East Street sign directs you to 'Short Stay and Long Stay' (Top o Town) and 'Shoppers and Long Stay' (Wollaston and Charles Street car parks – there is no long stay here other than if you drive through to Fairfield and this is not signed) - (Note – this sign is immediately followed by another sign indicating that it is short stay only at Charles Street and Long Stay needs to go to Top o Town.
- The Church Street sign directs you to 'Old Market', 'Wollaston' and 'Acland Road'
- The names used on the signs are a mix of 'Long Stay' or 'Short Stay' and then just the names of the car parks, which are meaningless to visitors.
- Other car parks are not mentioned at all – Trinity Street x 2, Waitrose, Hospital etc.

7. If Members are agreeable it is proposed to ask the County Council to review its signage to see if the signs can be amended to make them more consistent and helpful to visitors.

Steve Newman
Deputy Town Clerk

Dorchester Town Council

Planning and Environment Committee – 5 October 2015

Decisions on planning applications (contrary to Dorchester Town Council's comments)/
withdrawn applications and others of interest.

1. **WD/D/15/001079**

LAND TO THE REAR OF 1-3 WEYMOUTH AVENUE, DORCHESTER, DT1 1QR

Erect coach house style dwelling to the rear with associated access, parking & amenity space

Dorchester Conservation Area

Planning application withdrawn 8 September 2015.

Comment from Dorchester Town Council: No objection.

2. **WD/D/15/000959**

TERRITORIAL ARMY, POUNDBURY ROAD, DORCHESTER, DT1 1TA

Removal of existing rotting timber windows and replacement with UPVC windows.

Dorchester Conservation Area

Planning application refused by West Dorset District Council:

Having regard to the traditional character and appearance of the building which is enhanced by its Georgian style timber windows and traditional fixings, coupled with its prominent positioning within the Dorchester Conservation Area, it is considered that this proposal, because of the plastic, reflective, thick proportions of UPVC, will harm the building's historic and traditional character and further diminish traditional features and character within the Conservation Area.

Comment from Dorchester Town Council: No objection.

3. **WD/D/15/001360**

SITE 2.22 WEST OF CORSTON STREET, BRIDPORT ROAD, POUNDBURY

Create one commercial unit and 28 flats/maisonettes arranged in 7 blocks with associated garages, parking and landscaping.

Planning application withdrawn 11 September 2015.

Comment from Dorchester Town Council: Recommend refusal.

The Committee heard representations from the developer who outlined the application and a number of local residents who spoke against the development. The Committee considered that the proposed development by reason of its siting and layout would result in overdevelopment of the site leaving the resultant buildings at odds with the density of the buildings across the rest of Poundbury. By virtue of its layout and siting the development would result in poor living conditions for future occupiers of the site, particularly those living in Block 2. The position of Block 2, which was essentially in the middle of a car park, would be dominated by the vehicular movements generated by Block 1 and this would result in an oppressive and unsafe environment for future residents. The large increase in traffic generated by Block 1 would also have a detrimental impact on existing residents, both in terms of residential amenity and personal safety, by virtue of the increased traffic movements to and around the site and by traffic overspill adding to parking problems in the vicinity. The current layout for vehicular movement within the site was considered to be unsafe and impractical for both cars and pedestrians. There was also the potential for the increase in traffic generated by Block 1 causing congestion and conflicting traffic movements on the immediate and wider road network. A suggestion was made that if there was to be a mix of commercial and residential on the site, these two elements and their parking provision should be kept completely separate so there were not competing

demands from both and that the amenity of residents was protected. The development therefore fails to meet the core planning principle in the NPPF to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings (Core Principles Para 17., Section 7 incl Paras 58/64/66 and Section 8. Para 69.). Further concerns were the lack of any residential amenity, whether individual or communal, for future residents and the lack of green space on this prominent gateway to the Town was not visually attractive. As such this development is considered to be contrary to Policies DA3, DA5, DA6, AH8a and AH14 of the WDDC Local Plan (adopted 2006), policies ENV11, ENV12 and ENV16 of the West Dorset, Weymouth and Portland Draft Local Plan and the NPPF (2012).

4. **WD/D/15/000372 + WD/D/15/000373**

THE OLD SCHOOL HOUSE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG

Change of use of offices to a single dwelling house and associated internal changes
This application was refused by WDDC's Development Control Committee on 9 July 2015 and the applicant has now lodged an appeal with the Planning Inspectorate against this decision.

5. **1/D/13/001665 + 1/D/13/001666**

TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY

Installation of Dry Cleaning, Key Cutting, Shoe & Watch Repairs Pod to Class 1 Retail Premises + Advertisements

These applications have been withdrawn from the planning register.

6. **1/D/13/001476**

6 SOUTH STREET, DORCHESTER, DT1 1AZ

1No 400mm High heritage projecting sign. 1No 680mm High illuminated fascia. 1No illuminated ATM Collar

Planning application refused 18 September 2015. Having regard to its prominent positioning within the Dorchester Conservation Area and its siting, adjoining a Grade II Listed Building and opposite other historic buildings within South Street, it is considered that the replacement illuminated fascia sign will neither preserve nor enhance the visual character of the Conservation Area or the setting of 7 South Street by virtue of its modern plastic, shiny material and illumination. As such, this proposal is considered harmful to visual amenity within the Conservation Area.

Dorchester Town Council comment: Recommend refusal. It is the Town Council's policy to refuse all planning applications that include the provision of internally illuminated signage in South Street.