

# Dorchester Town Council

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1 June 2016

**Agenda** for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday 6 June 2016 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 C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries (the Mayor ex-officio), J. Hewitt, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie and D. Taylor

### **1. Apologies and Declarations of Interest**

It is recommended that any twin hatted Dorchester Town Council and West Dorset District Council Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

### **2. Minutes**

To confirm and sign the Minutes of the meeting of the Committee held on 3 May 2016 (adopted by Council on 24 May 2016).

### **3. Minute Update Report**

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

**4. West Dorset District Council and Weymouth & Portland Borough Council Local Plan**

Officers from West Dorset District Council's Planning (Community and Policy Development) department will be attending the meeting to provide an update on the review of the Local Plan/the implications for future development in Dorchester and what the review will mean for Dorchester and the Town Council.

**5. Planning Applications for Comment**

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

**6. Dorset Highways - Primary Consultation for Traffic Regulation Orders**

Dorset Highways have asked for the Town Council's comments on the following proposals (details and plans attached):

**a) Great Western Cross Improvement - Victoria Road Access Only Order**

Following advertising of the Great Western Cross proposed TRO, concerns were raised by a number of residents of Victoria Road & Cornwall Road. It has been agreed by the DTEP Local Member Working Group to progress a TRO to ban motor vehicles except for access which would cover Victoria Road, Westover Road, Albert Road (West) and St Helen's Road (details and plan attached).

**b) Dorchester Transport and Environment Plan (DTEP)**

**High Street / Trinity Street Removal of Parking (No. 2066/1/186)**

A concern has been raised by a disabled driver (blue badge holder) living in Grey School Passage about losing car parking spaces in the High Street and this was discussed at the DTEP Local Member Led Working Group on 21 January 2016. The design team investigated whether a disabled parking bay could be located nearby, but unfortunately it has not been possible to identify a suitable location close to the parking that is proposed to be removed as the road is not wide enough. (Guidance recommends that a disabled parking bay should be 1.8m minimum to 2.7m maximum width.) Nevertheless, there are various locations slightly further afield where parking for blue badge holders will not be restricted by a peak hour loading ban and/or a dedicated disabled bay could be provided.

**c) Dorchester Transport and Environment Plan (DTEP)**

**Glyde Path Road Closure**

This traffic regulation order is intended to be introduced in conjunction with an order banning parking outside Shire Hall and Stratton House to permit widening of the footway.

**7. Draft Minerals Sites Plan Update 2016**

The Draft Waste Plan Update – Additional and Emerging Preferred Waste Site Allocations contains six additional waste sites and, following further assessment work, a series of sites that are emerging as preferred for allocation in the final Waste Plan to address the key waste management needs that have been identified. The Town Council has been asked for its comments and a summary of sites is attached and full details can be found via the following link:

<https://www.dorsetforyou.com/waste-plan>

**8. WDDC - Application for works to trees:  
WD/TP/16/00148 – Sunninghill Preparatory School, South Walks Road  
TPO: T2: London Pine - Fell; T5: Thuja - Fell; T35: Sycamore - Fell; T36:  
Sycamore - Fell; T66: Norway Maple – Fell CA: 1 No. Horse Chestnut - Fell**

The Town Council has been asked for its comments on this application as a statutory consultee and following concerns raised previously over a similar application, the Chairman and Vice Chairman agreed that this application should be referred to the Committee for consideration.

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD%2fTP%2f16%2f00148>

**8. Urgent Items**

To consider any other items that the Chairman or Town Clerk decides are urgent and that cannot wait for consideration at a future meeting.

## **Planning and Environment Committee – 6 June 2016**

### **Minute Update Report**

1. **Minute 158/15 Proposal for ‘Puffin’ Pedestrian Crossing on Bridport Road (near Whitfield Road) (7 March 2016)**

The formal public notice for the above crossing was published on 12 May 2016.

2. **Minute 161/15 Urgent Item (7 March 2016)**

South West Trains were requested to consider providing a telephone for taxi calls at Dorchester South station.

They have responded stating that the Station Manager responsible for Dorchester South station has advised that installing a public taxi telephone is not something that South West Trains would look to install, particularly as they have taxi firms who pay to use the rank at the station and they could potentially lose out as a result of this installation.

3. **Minute 173/15 Minute Update Report (3 May 2016)**

DCC’s Community Highway Officer for Dorchester provided copies of a letter to be used for vehicles parking illegally on Highways land and agreed that it would be appropriate for Dorchester Town Councillors to use this if necessary. Town Councillors have been advised of the process to use via email.

4. **Minute 175/15 Parking Issues Monmouth Road (3 May 2016)**

Brewery Square has responded to the request for them to assist in addressing the problems caused by contractors working on the site parking in the Monmouth Road area and the following steps have been taken.

- a) The site contractors have been instructed to park in the Fairfield/Market car park in Weymouth Avenue to reduce the number of vehicles parking in the Monmouth Road area;
- b) Brewery Square has successfully cleared some additional space on the building site for contractor vehicle parking. This was cleared about 2 weeks ago and the site contractors have started using this space for parking.
- c) More space is currently being made on site and this is expected to be completed over the next few weeks. This will help to reduce the road side parking even more.

The Brewery Square Centre Manager considers that these steps are working and a big improvement has been made.

Comment was made that train station users and town centre visitors also park in surrounding residential roads and while Brewery Square do their best to avoid any disruption or inconvenience to the surrounding areas, as with other businesses in the town, it can be hard to police where people park when they come to work in Brewery Square.

DCC’s Community Highway Officer for Dorchester had an initial meeting on 16 May 2016 with ward members and a local resident to consider what options would be possible to improve the traffic/parking situation in the Monmouth Road area and what steps then needed to be taken.

It was agreed at the meeting that the officer would look in more detail at those options that

might be progressed further and report back to south ward councillors. A meeting with appropriate local residents could then be called by south ward councillors as necessary and following that meeting a referral could be made to Planning and Environment Committee.

**5. Minute 176/15 Parking Issues (3 May 2016)**

DCC's Community Highway Officer for Dorchester has agreed to attend future meetings of the Town Council's Planning and Environment Committee when new requests for parking restrictions (and similar) are considered.

## Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 6 June 2016

### East Ward (Councillors T Harries/S Jones/F Kent-Ledger)

1. **UNIT 7, JONSON TRADING PARK, JONSON TRADING ESTATE, ENTRANCE LANE, DORCHESTER, DT1 1QB**  
**WD/D/16/000501 [Link](#)**  
Erection of a sign at entrance to trading estate (Retrospective)
2. **2 ALFRED PLACE, DORCHESTER, DT1 1NW**  
**WD/D/16/001033 [Link](#)**  
Existing sunroom to rear elevation replaced with new single storey lean-to extension to existing footprint  
Dorchester Conservation Area

### North Ward (Councillors R Biggs/A Canning/S Hosford/T Loakes/D Taylor)

3. **11 HIGH EAST STREET, DORCHESTER, DT1 1HS**  
**WD/D/16/000350 + WD/D/16/000351 [Link](#)**  
Erection of illuminated hanging sign  
Dorchester Conservation Area and Grade II Listed Building
4. **45 COLLITON STREET, DORCHESTER, DT1 1XH**  
**WD/D/16/000498 Listed Building Consent [Link](#)**  
Take out step at entrance doorway & form ramp with new handrail  
Dorchester Conservation Area and Grade II Listed Building
5. **40 LYDGATE STREET, POUNDBURY, DORCHESTER, DT1 3SJ**  
**WD/D/16/000972 [Link](#)**  
Erect extension
6. **SITE 2.22 WEST OF CORSTON STREET, BRIDPORT ROAD, POUNDBURY**  
**WD/D/16/000672 [Link](#)**  
Create 1no. commercial unit and 43 flats/maisonettes arranged in 6 blocks with associated garages, parking, landscaping & boundary walls
7. **1 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE**  
**WD/D/16/000746 Listed Building Consent [Link](#)**  
Rectify damp in the south gable wall  
Dorchester Conservation Area and Grade II Listed Building
8. **3-4 AGRA PLACE, DORCHESTER, DT1 1DZ**  
**WD/D/16/000756 [Link](#)**

Change of use of former cafe/restaurant with flat above into 3 no. houses and external alterations  
Dorchester Conservation Area

9. **FLAT 1, BENJAMIN FERREY HOUSE, SOMERLEIGH ROAD, DORCHESTER, DT1 1TL**  
**WD/D/16/000641 Listed Building Consent [Link](#)**  
Install gas central heating including as external flue  
Dorchester Conservation Area and Grade II Listed Building
  10. **83 BRIDPORT ROAD, DORCHESTER, DT1 2NH**  
**WD/D/16/001030**  
Demolish existing rear extension and replace with flat roof single storey extension
  11. **12A WESSEX WAY, DORCHESTER, DT1 2NR**  
**WD/D/16/000966**  
Carry out alterations and extension to form new dwelling
- South Ward (Councillors C Biggs/R Potter/M Rennie)**
12. **DUKES, PULLMAN COURT, COPPER STREET, DORCHESTER, DT1 1GA**  
**WD/D/16/000499 [Link](#)**  
Change of use of part of the building from Auction House (Sui Generis) to Cafe (A3)  
(Retrospective)  
**WD/D/16/000500**  
Erect one fascia sign (Retrospective)
  13. **36 ROTHESAY ROAD, DORCHESTER, DT1 2DX**  
**WD/D/16/000933 [Link](#)**  
Erect side extension and new vehicular access and hard standing for parking.
  14. **1 MANOR ROAD, DORCHESTER, DT1 2AU**  
**WD/D/16/000064 [Link](#)**  
Erection of detached garage with office & en-suite over. Extend existing driveway for vehicular access to garage. (Amended Plan)
  15. **7 CAPITOL CLOSE, DORCHESTER, DT1 2QS**  
**WD/D/16/001036 [Link](#)**  
Construction of new attached garage and two-storey side extension together with minor domestic alterations
  16. **9 MISTOVER CLOSE, DORCHESTER, DT1 2EQ**  
**WD/D/16/001034 [Link](#)**  
Erect extension and alterations

**West Ward (Councillors J Hewitt/T Jones)**

17. **APPIAN HOUSE, BOWLING ALLEY WALK, DORCHESTER, DT1 1XY**  
**WD/D/16/000747 [Link](#)**  
Internal alterations to relocate staircase to former position, alter existing ground floor bedroom and form en-suite, alter basement area & minor layout change  
Dorchester Conservation Area and Grade II Listed Building
  
18. **18 GARFIELD AVENUE, DORCHESTER, DT1 2EZ**  
**WD/D/16/000968 [Link](#)**  
Erect two storey side extension & front porch
  
19. **8 & 10 WEYMOUTH AVENUE, DORCHESTER, DT1 2EN**  
**WD/D/16/000710 [Link](#)**  
Single storey rear extension to approved link building  
Dorchester Conservation Area
  
20. **1 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF**  
**WD/D/16/001032 [Link](#)**  
Erect rear lean-to extension in existing footprint of original lean-to extension forming living area.  
Dorchester Conservation Area



**Dorchester Transport and Environment Plan (DTEP)**  
**(Making Dorchester Better)**

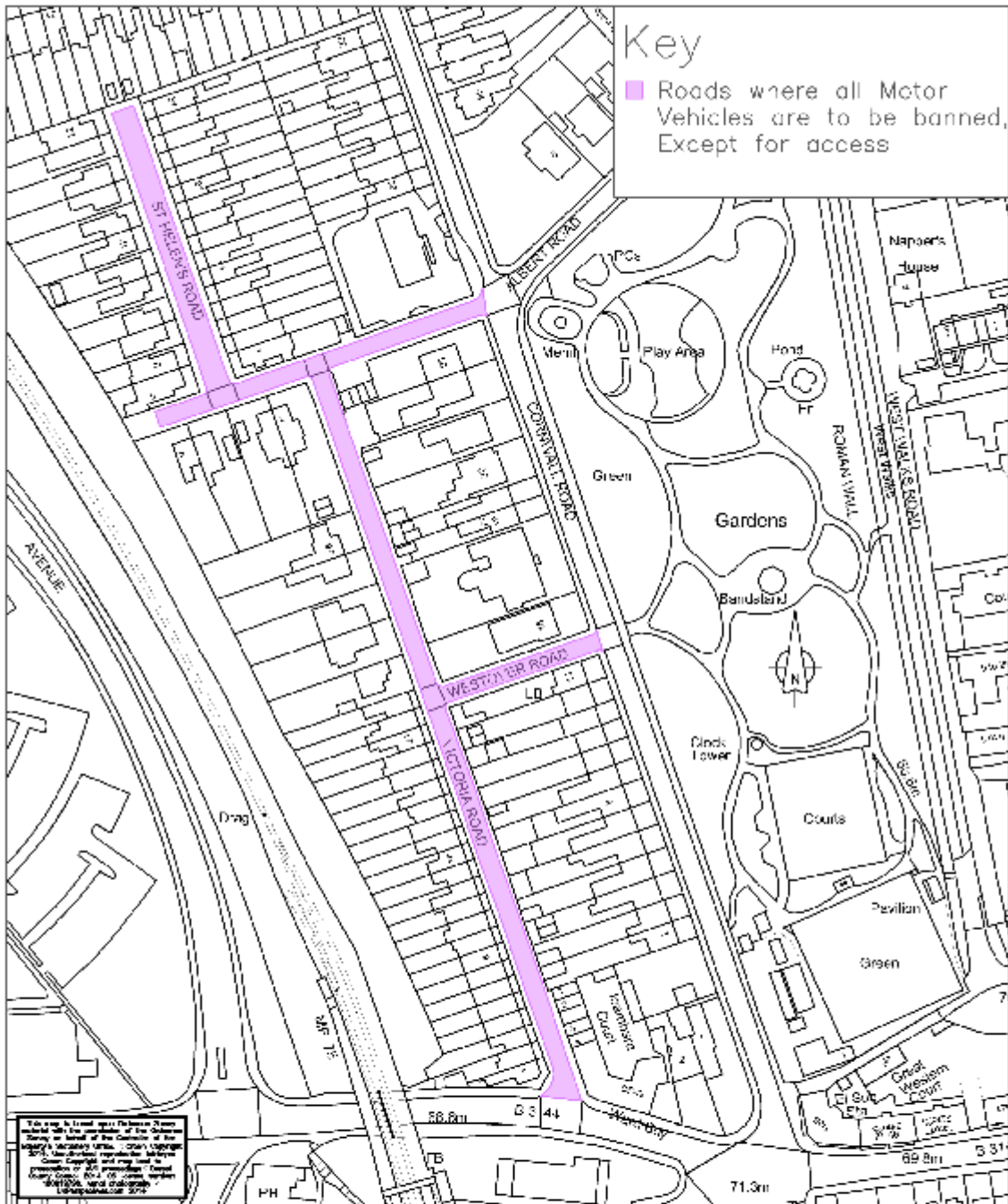
**Victoria Road, Westover Road, St Helen's Road and Albert Road**  
**Traffic Regulation Order**

This traffic regulation order will ban all motor vehicles from using the lengths of road affected, except for access, in order to prevent through traffic from using Victoria Road to bypass Great Western Cross. The lengths of road affected are:

- Victoria Road between Damers Road and Albert Road
- Westover Road between Victoria Road and Cornwall Road
- St Helen's Road
- Albert Road between St Helen's Road and Cornwall Road

It will also revoke the ban on right turns from Damers Road into Victoria Road being introduced as part of Traffic Regulation Order No. 2066/1/185, as this will no longer be needed.

This traffic regulation order will be made in accordance with Section 1 of the Road Traffic Regulation Act 1984 which allows orders to be made "for preventing the use of the road by vehicular traffic of a kind which, or its use by vehicular traffic in a manner which, is unsuitable having regard to the existing character of the road or adjoining property" or "for preserving or improving the amenities of the area through which the road runs".



This map is issued upon the basis of the information provided to the Council by the applicant. The Council is not responsible for any errors or omissions on the map. The Council is not responsible for any damage or loss resulting from the use of this map. The Council is not responsible for any damage or loss resulting from the use of this map.



**Dorset County Council**

ENVIRONMENT AND THE ECONOMY DIRECTORATE  
 Mike Harber Director for Environment and the Economy

**DORSET HIGHWAYS**

Andrew Martin  
 Head of Dorset Highways

Project Title		DORCHESTER TRANSPORT AND ENVIRONMENT PLAN		Date 22/04/16	Checked Full
Drawing Title		VICTORIA ROAD TRAFFIC REGULATION ORDER			
Scale (A4 Size)	Drawn	Date		04/22/04/16	Drawing Status
Not to Scale	OGL	22/04/2016		-	
Drawing Number		H1086/03/01/Crig		-	

**Dorchester Transport and Environment Plan (DTEP)**  
**(Making Dorchester Better)**

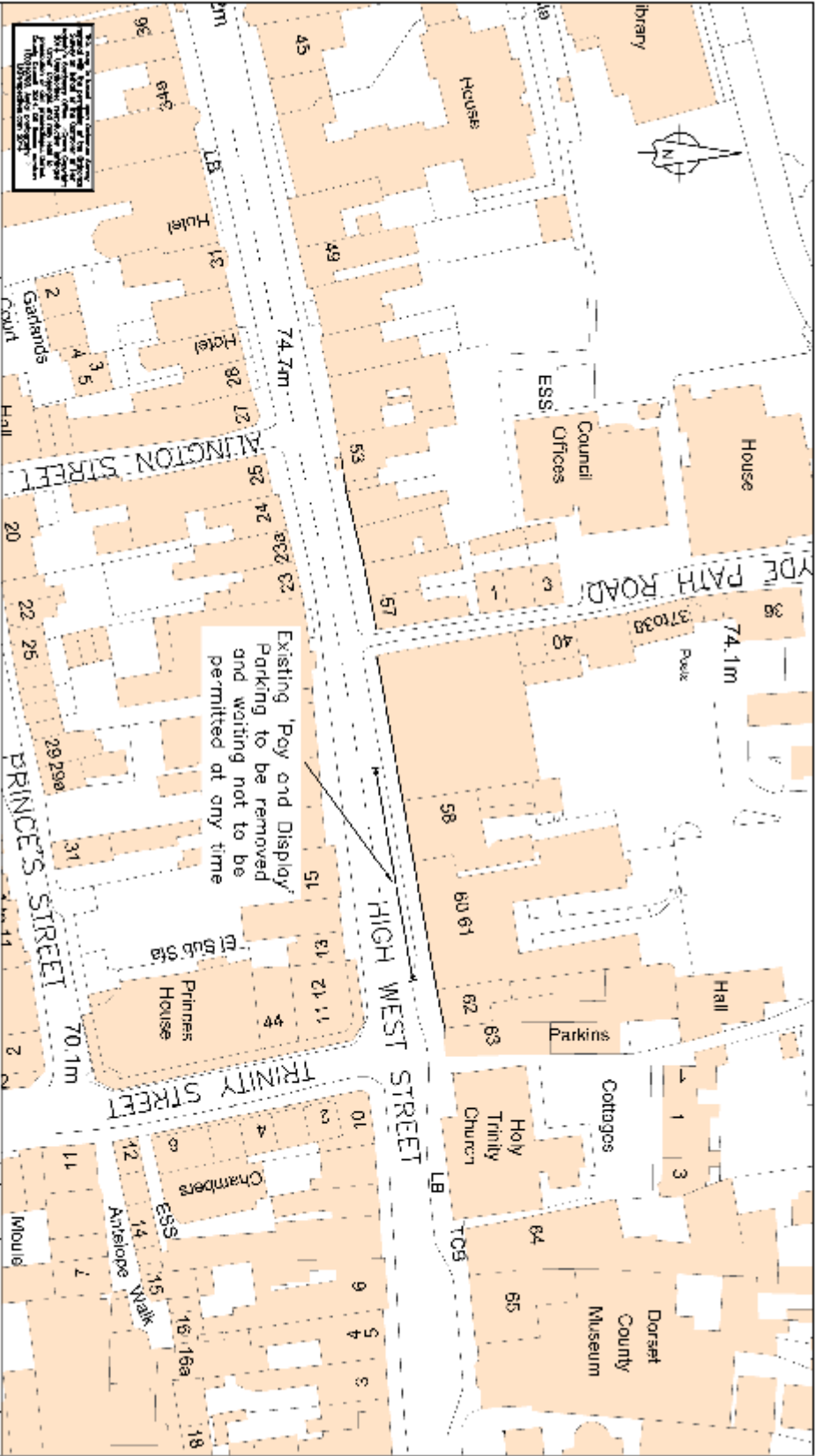
**High West Street / Trinity Street Improvement**  
**Traffic Regulation Order No. 2066/1/186**

This order will revoke the order permitting pay and display parking on the north side of High West Street from the western boundary of No. 62 westward for a distance of 42 metres and ban parking at any time over this length to enable the footway to be widened outside Shire Hall and Stratton House to enhance their setting and improve disabled access to the Shire Hall heritage centre.

These alterations are consistent with the DTEP aims to

- Protect and enhance the historic fabric of the town
- Increase pedestrian priority and freedom
- Improve access for cyclists, the elderly and disabled.

This traffic regulation order will be made in accordance with Section 1 of the Road Traffic Regulation Act 1984 which allows orders to be made “for facilitating the passage on the road or any other road of any class of traffic (including pedestrians)” or “for preserving or improving the amenities of the area through which the road runs”.



THIS IS A PLAN OF THE PROPOSED IMPROVEMENTS TO THE TRAFFIC REGULATION ORDER FOR THE TRINITY STREET / WEST STREET AREA. THE PLAN IS SUBJECT TO THE APPROVAL OF THE HIGHWAYS AUTHORITY AND THE LOCAL AUTHORITY.

**Dorset County Council**  
 TRANSPORT AND THE LOCAL AUTHORITY  
 DO NOT BE RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.

**DORSET HIGHWAYS**  
 Andrew Wartin  
 Head of Dorset Highways

Project Title: DORCHESTER TRANSPORT AND ENVIRONMENT PLAN  
 Drawing Title: WEST STREET / TRINITY STREET IMPROVEMENT TRAFFIC REGULATION ORDER  
 Scale (A4 Size): 1:1000  
 Drawn: OGL  
 Date: 21/04/2016  
 Drawing Number: H11098/01/01/A  
 Drawing Status: CONSULTATION

Project No	11098/01/01/A
Issue	1
Date	21/04/16
Drawn	OGL
Checked	
Approved	

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**Dorchester Transport and Environment Plan (DTEP)**  
**(Making Dorchester Better)**

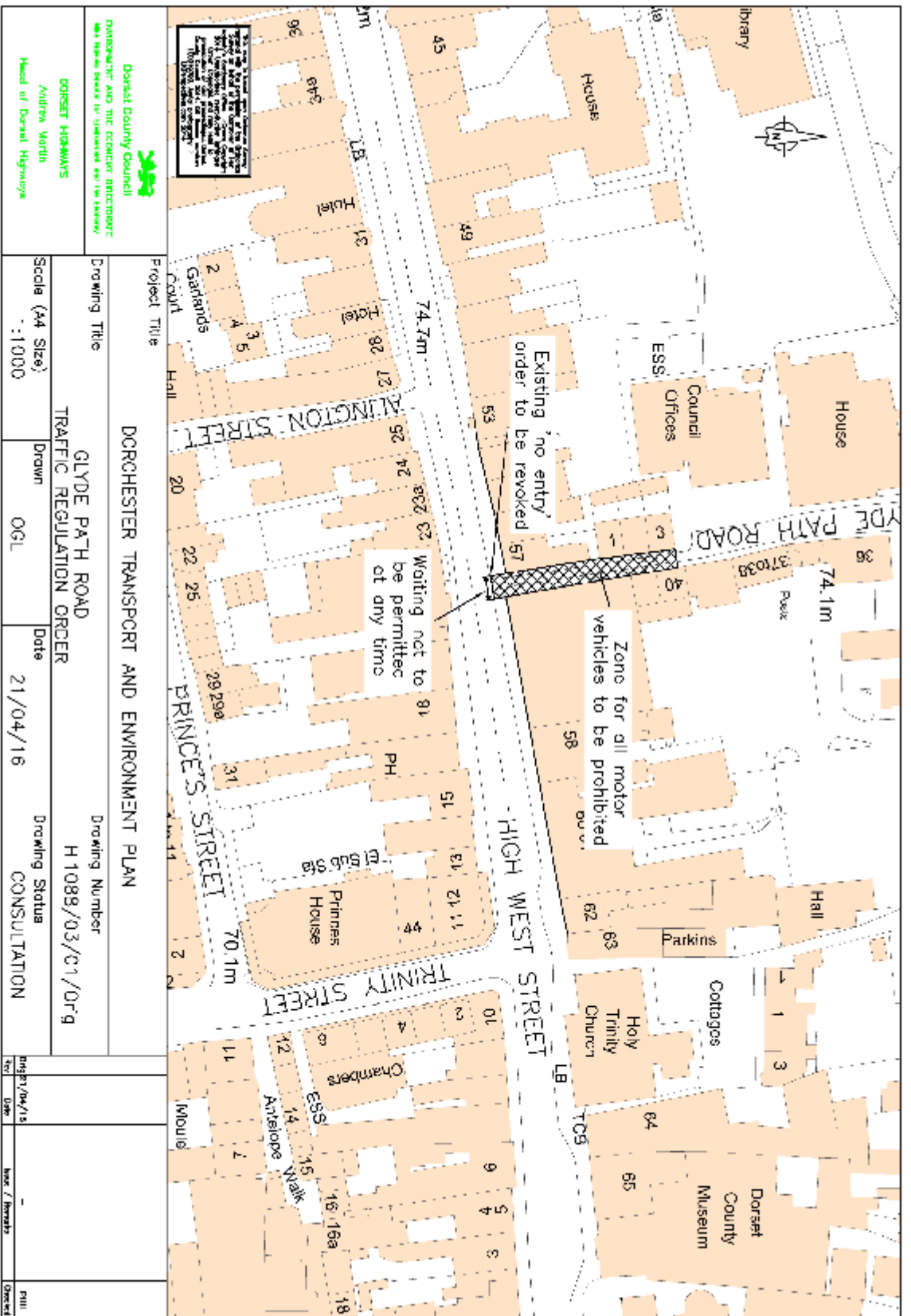
**Glyde Path Road Closure**  
**Traffic Regulation Order**

This traffic regulation order will close Glyde Path Road to all motorised traffic between the northern boundary of No. 3 Glyde Path Road and High West Street. It will also revoke the existing 'No Entry' into Glyde Path Road from High West Street, to permit two way use by cyclists and provide connectivity between the NCN26 in Glyde Path Road (north of Colliton Street) and High West Street / the town centre. In addition, waiting will not be permitted in High West Street across the mouth of Glyde Path Road.

These alterations are consistent with the DTEP aims to

- Protect and enhance the historic fabric of the town
- Increase pedestrian priority and freedom
- Improve access for cyclists, the elderly and disabled.

This traffic regulation order will be made in accordance with Section 1 of the Road Traffic Regulation Act 1984 which allows orders to be made "avoiding" or "for preserving or improving the amenities of the area through which the road runs".



**Dorset County Council**  
 Dorchester and the County Borough  
 Dorset Highways  
 Andrew Wartin  
 Head of Dorset Highways

Project Title: **DORCHESTER TRANSPORT AND ENVIRONMENT PLAN**  
 Drawing Title: **GLYDE PATH ROAD TRAFFIC REGULATION ORDER**  
 Scale (A4 Size): **1:1000**  
 Drawn: **OGL**  
 Date: **21/04/16**  
 Drawing Number: **H 1088/03/C1/07g**  
 Drawing Status: **CONSULTATION**

Project/Task	Start Date	End Date	Drawn	Checked
Design	16/04/15	16/04/15		
Draw				
Check				
Print				

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## Draft Minerals Sites Plan Update 2016

### The Draft Waste Plan Update

1. **Evidence update** - A number of changes linked to waste collection and permitted capacity have occurred since the preparation of the Draft Waste Plan. These changes have been incorporated into the projections and the consultation document provides an update on the shortfall in waste management capacity, which drives the need for new facilities.
2. **Consultation on additional sites** - A number of new sites/facilities have emerged. Where the proposals addressed an identified waste management need and are consistent with the vision, objectives and spatial strategy, they are being fully considered for allocation and subject to public consultation.

Site Name, Location	Summary of uses being considered for allocation
Land at Bourne Park, east of Piddlehinton. North of Dorchester	New site for a green waste composting facility
Land north west of Stinsford Hill, Dorchester	A wider area of land than contained in the Draft Waste Plan for a <ul style="list-style-type: none"> <li>• household recycling centre,</li> <li>• transfer station or</li> <li>• combined waste management centre</li> </ul>

3. **Emerging preferred sites** - The issues raised during the Draft Waste Plan consultation have been considered and further assessment work has been undertaken to reach decisions on the emerging preferred waste site allocations.

The following sites are emerging as preferred sites for allocation in the Waste Plan to address the waste management needs of the three authorities (this list includes the additional sites listed separately above as they are also being considered for allocation);

Site Name	Summary of uses
Old Radio Station, Dorchester	<ul style="list-style-type: none"> <li>• Transfer station</li> <li>• Waste vehicle depot</li> </ul>
Charminster Depot & Farm, north of Dorchester	<ul style="list-style-type: none"> <li>• Waste vehicle depot</li> </ul>
Land at Stinsford Hill, Dorchester <i>NB: A wider area of land at Stinsford Hill is now being considered for allocation (see above)</i>	<ul style="list-style-type: none"> <li>• Household recycling centre</li> <li>• Waste transfer station</li> <li>• Waste vehicle depot or</li> <li>• Waste management centre</li> </ul>
Loudsmill, Dorchester	<ul style="list-style-type: none"> <li>• Improved/expanded household recycling centre</li> </ul>
Land at Bourne Park, east of Piddlehinton. This is the only new site, subject to consultation (see above)	<ul style="list-style-type: none"> <li>• Green waste composting facility</li> </ul>

### Consultation on additional waste sites

A number of new sites/facilities have emerged. Where the proposals addressed an identified waste management need and are consistent with the vision, objectives and spatial strategy, they are being fully considered for allocation and subject to public consultation. See overview map below for locations.

### Emerging preferred waste site allocations

The issues raised during the Draft Waste Plan consultation have been considered and further assessment work has been undertaken to reach decisions on the emerging preferred waste site allocations.

The sites shown on the overview map below are emerging as preferred sites for allocation in the Waste Plan to address the waste management needs of the three authorities:

