

Dorchester Town Council

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30 November 2016

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday 7 November 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 7 November 2016 (adopted by Council on 29 November 2016).

http://www.dorchester-tc.gov.uk/docs/planning/minutes/161107_Minutes.pdf

3. Review of the West Dorset and Weymouth & Portland Local Plan

To receive the Town Clerk's report on the Town Council's initial response to WDDC's review of the West Dorset and Weymouth & Portland Local Plan. Any decisions made as a result of

this report will be made following agenda item 4.

4. Review of the West Dorset and Weymouth & Portland Local Plan

Presentation by Hilary Jordan, Corporate Manager – Planning (Community and Policy Development and Trevor Warrick, Spatial Policy and Implementation Manager for WDDC regarding the review (and consultation) of the West Dorset and Weymouth & Portland Local Plan. This will be followed by a Question and Answer session for Councillors.

5. Requests for Additional Parking Restrictions

The Town Council has received two new requests from local residents for additional parking restrictions and this is the last Committee meeting of the year that the Town Council can consider such requests to fit in with Dorset County Council's timetable for items for 2017/18:

- a) Queen's Avenue (details attached);
- b) Duke's Avenue (details attached);
- c) Louise Road (details attached).

6. Traffic Regulation Order Requests

To consider and confirm the Town Council's priority order of TRO requests submitted to Dorset County Council for consideration for 2017/18.

To date the Town Council has supported requests for the following:

- a) Double yellow lines to be put on the following junctions:
 - i) Rothesay Road/ South Court Avenue;
 - ii) Ashley Road/Monmouth Road; and
 - iii) Culliford Road South/Monmouth Road.
- b) A residents' parking permit scheme for: Monmouth Road/Ashley Road/Cromwell Road/Alfred Road/Culliford Road (South) and the stretch of Rothesay Road between Monmouth Road and South Court Avenue. The scheme to allow limited short term parking, at suitable times, to ensure that parking for residents is protected.
- c) A 20mph speed limit to be introduced in Monmouth Road.

7. Planning Applications for Comment

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

8. DTEP: Damers Road/Williams Avenue Junction Improvements Proposed Traffic Regulation Order (Revised)

Following initial consultation, concerns were raised regarding the proposed loss of 15 metres of parking on Damers Road, and having subsequently had confirmation that the bus stop on Damers Road to the east of Williams Avenue would no longer be required, the DTEP Local Member Working Group agreed to progress with the proposed TRO to ban loading and unloading between 8am and 10am and between 4pm and 6pm on both sides of Williams Avenue between Bridport Road and Damers Road.

Dorset County Council is now considering making the above (*revised*) Order under the Road Traffic Regulation Act 1984 (details and plan attached) and has asked for the Town Council's comment as a primary consultee.

9. British Telecom Consultation on the Removal of Public Payphones

WDDC has informed the Town Council that British Telecom is undertaking a consultation on its intention to remove 76 public payphones in the WDDC area. Two of these payphones are in the DT1 area – Fordington Cross and Wessex Road and the Town Council is asked for its comment on this proposal (full details attached).

10. 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 attached).

11. 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.

Dorchester Town Council

Planning and Environment Committee – 5 December 2016

Agenda Item 3 – Town Clerk's report on the Review of the West Dorset and Weymouth & Portland Local Plan

1. Hilary Jordan, WDDC's Corporate Manager – Planning (Community and Policy Development), will brief the Committee on the detail of the review at tonight's meeting.
2. As you are listening to the presentation, there are some important questions that the Town Council needs to come to a view on, the first of which is:-
 - Do you wish the Town Council to challenge the need for the level of growth identified in the Local Plan review?
3. Irrespective of the answer to the above question, there is almost certainly a need for new housing to be allocated to sustain Dorchester in the long term, which raises some more questions:-
 - Where should new housing development go?
 - Inside the town boundary?
 - Outside but adjacent to the town, with the boundary possibly being changed?
 - Near to but not directly connected to the town, with or without the boundary being changed?
 - What type of housing does Dorchester need most? Who should occupy that housing?
 - The default position - general availability, uncontrolled and often not meeting the Town's needs.
 - Those who need a roof over their heads (Social Housing);
 - Young workers looking to get on the housing ladder;
 - Other specific groups who struggle to access housing;
 - How is Dorchester's local economy likely to develop and how does that influence housing need?
 - How does the Town Council influence who occupies the housing?
 - The Local Plan process (with 35% affordable housing);
 - A supplement to the Local Plan (i.e. a Neighbourhood Plan for Dorchester) specifying the Town Council's ambitions;
 - Design – promoting designs that are attractive or unattractive to different demographics.
 - St Ives approach – no new second homes?
4. In the Town Council's Corporate Plan, £40,000 was set aside to give it access to professional support, which could be used:-
 - To promote the Town Council's views to those responsible for drafting the Local Plan, which would require the appointment of a specialist planner. The Town Council would need to do this before consultation starts in February 2017;

- To develop a Neighbourhood Plan for Dorchester, which would require the Town Council to appoint someone with a track record of supporting the creation of such plans – timing on this is less clear cut but there is no reason not to start this process in early 2017.
5. Tonight's presentation is a warm up for the formal consultation that starts in February 2017. Town Council officers would like a steer on:
- How Councillors want to work out the answers to the questions posed by WDDC? Informal briefings, workshops and discussions versus formal Committee working?
 - What support do Councillors want officers to put in place?
 - What extra information do Councillors want to have available to them?

Request (summary) to Dorchester Town Council to Support New Parking Restrictions – Queen’s Avenue

Name:	Residents of 6 properties in Queen’s Avenue
Address:	Numbers 29, 31, 39, 41, 43, 45 and 47 Queen’s Avenue, Dorchester DT1 2EP
Parking Issue:	<p>Since the recent (summer 2016) introduction of two stretches of double yellow lines to the eastern end of Queen’s Avenue to the west of the Clarence Road junction, a number of residents have experienced problems with parking in the area immediate to their properties. These additional parking restrictions have caused problems in this specific area due to the proximity of entrances to Dorchester Middle School and the traffic the school generates.</p> <p>Examples of problems:</p> <ul style="list-style-type: none"> • School children are at risk trying to cross the road, dodging vehicles, where parking is permitted on both sides and visibility is limited. • The stretches of road where there is unrestricted parking are filled to the maximum and beyond i.e. overflowing and at times obstructing driveways and causing severe traffic congestion around the mini roundabout and on the east and west sides of Queens Avenue around peak school times. • Due to close parking adjoining and opposite driveways, residents are unable to access their driveways in or out.
Parking restriction requested (including plan/map and site details):	Additional double yellow lines joining the two existing stretches of double yellow lines to the eastern end of Queen’s Avenue to the west of the Clarence Road junction (from 82m to 152m).
Please provide evidence of support by other local residents:	Dorchester Town Council has received requests from 6 households in this area requesting additional parking restrictions in this area. 9 out of 10 residents in the affected area support additional parking restrictions.
Please provide evidence of support from ward councillors and statutory authorities:	Councillor Trevor Jones has been contacted



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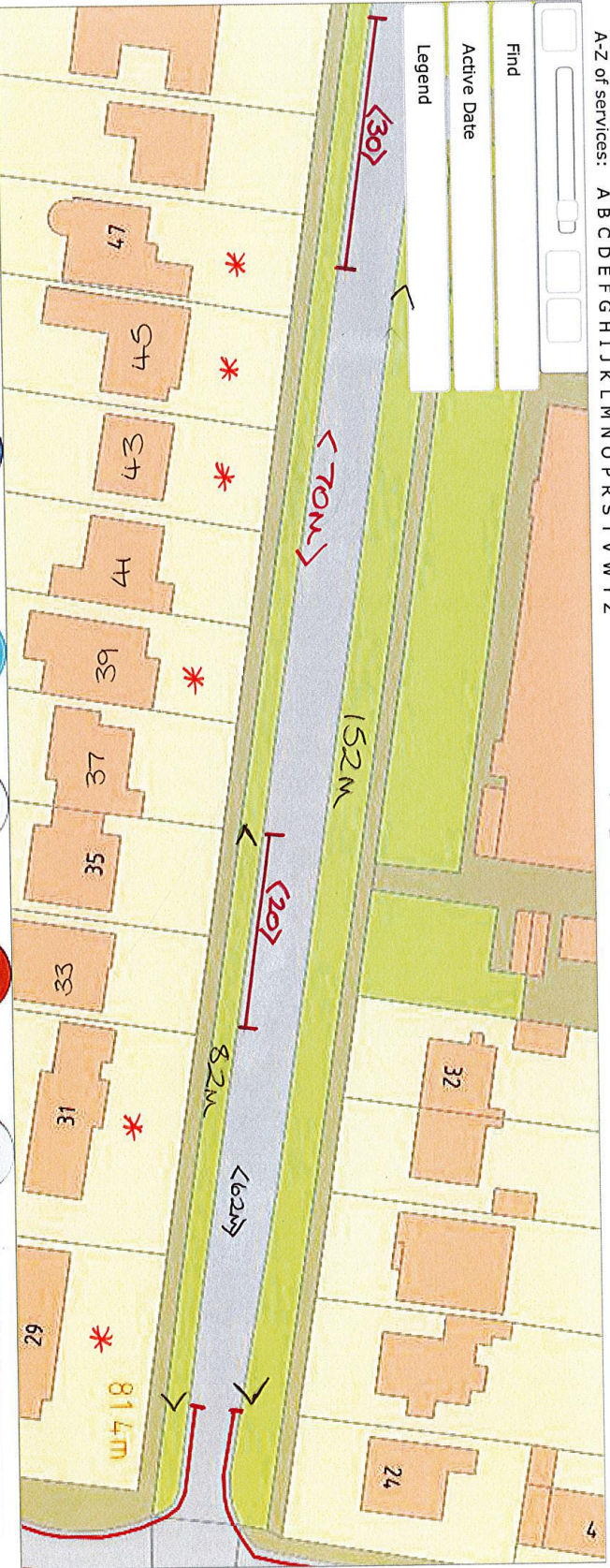
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Request (summary) to Dorchester Town Council to Support New Parking Restrictions – Duke’s Avenue Area

Name:	Residents of 8 properties in Duke’s Avenue and Icen Way
Address:	11, 14, 17, 19, 24, Flat 1 No 31, and 34 Duke’s Avenue 31 Icen Way
Parking Issue:	Residents are experiencing ongoing and increasing problems with parking in the area. Main issues: Development of new WDDC offices nearby Cancellation of Park and Ride Scheme Increase in parking charges for long term parking Business employees across the Town parking in residential areas Changes to bus timetables from villages Brewery Square development General increase in numbers of people visiting the Town overall without increase in parking provision Inconsiderate parking
Parking restriction requested (including plan/map and site details):	Residents’ permit parking scheme for Duke’s Avenue and sections of Icen Way and South Walks Road
Please provide evidence of support by other local residents:	Support has been given from the residents above from initial, limited mail drop and email to Cllr Stella Jones
Please provide evidence of support from ward councillors and statutory authorities:	Councillor Stella Jones strongly supports the request.

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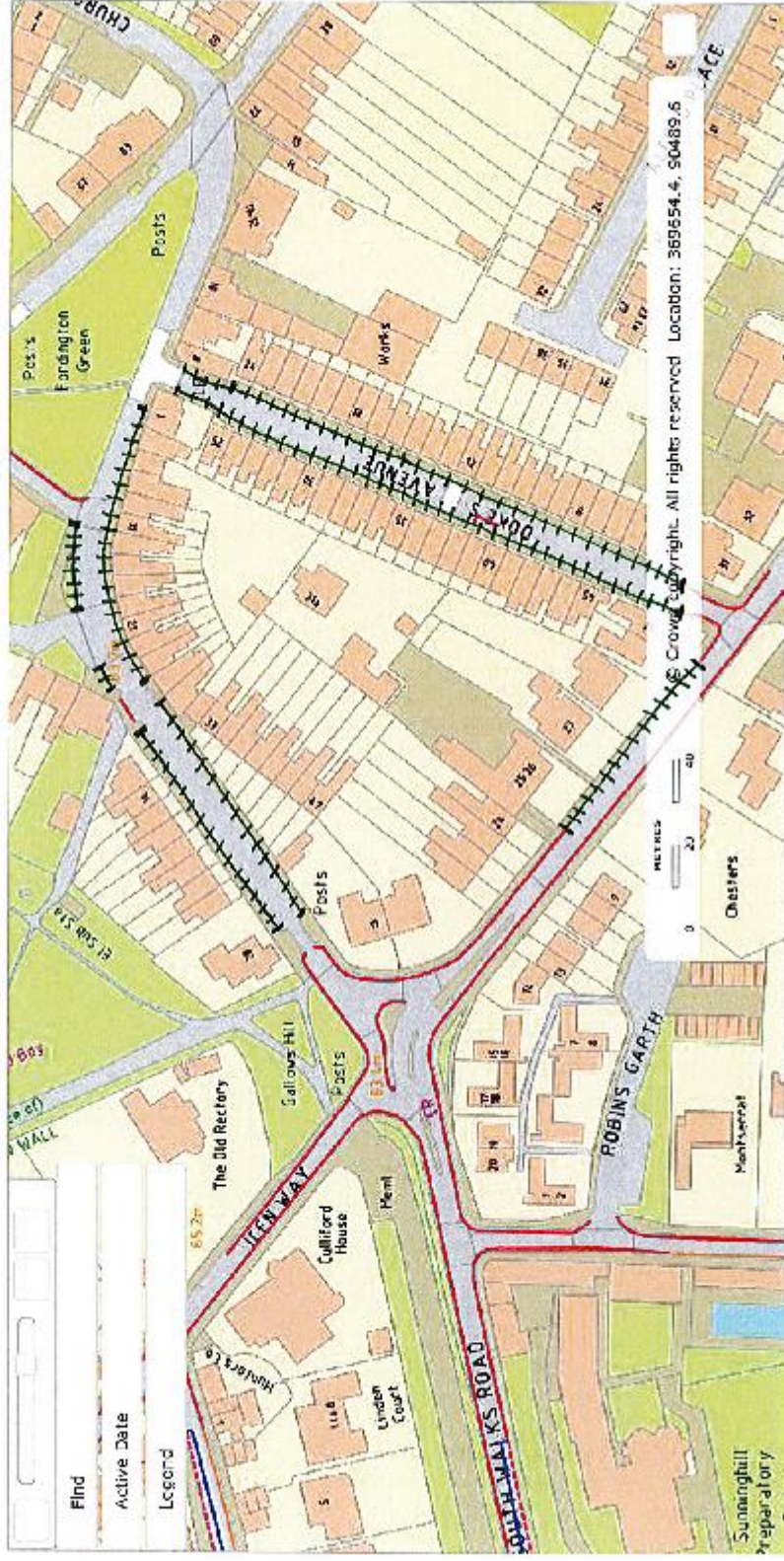
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Suggested area for residents' permit parking scheme



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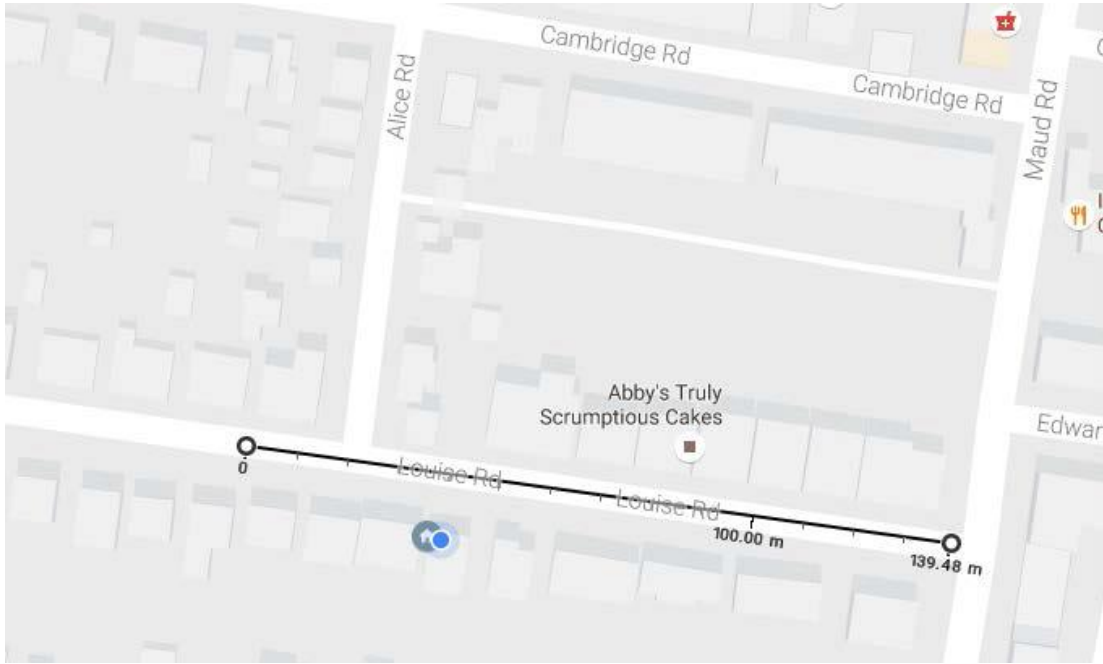
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Request (summary) to Dorchester Town Council to Support New Parking Restrictions – Louise Road

Name:	Resident of 21 Louise Road (plus others as below)
Address:	9, 11, 19, 21 and 21a Louise Road
Parking Issue:	<p>All available space in Louise Road is filled Mon-Fri by 7:45am and all the non-residential vehicles stay at least until teatime, increasingly many staying all week and longer. These are weekly train commuters, surrounding street residents on holiday leaving additional cars and works vehicles for extended periods. There is never space for residents or their visitors during weekdays. There is a trend of Louise Road being a good place to leave vehicles for weeks at a time. One opposite No.21 did not move for the entire 6 week summer holiday. Another nearby has not moved now for 3 weeks and counting - nobody knows the owner. These are 2 examples of the scenarios that you are familiar with. Tight obstructive parking means vehicles are put at risk - one resident will not use car fearing not being able to park safely when she returns. These are regular daily scenarios and not isolated incidents.</p>
Parking restriction requested (including plan/map and site details):	<p>Parking restricted to 1hr between 10am and 4pm Mon-Fri. From Louise Road/Maud Road junction to approx 20m west of Alice Road/Louise Road junction (see embedded map).</p> 

<p>Please provide evidence of support by other local residents:</p>	<p>Residents at 21a, 9 and 11 Louise Road have all contacted No. 21 urging him to apply. No. 9 has polled the street personally with a strong majority response 2 years ago. The last time this was discussed, residents of No. 19 were strongly against it and made it known. No. 21 spoke to them at length on 28 November and they agree that times have changed and some action is required. Their original concerns were based around not wanting all-day restrictions (8am to 6pm/8pm) as that restricted the entire road too much to not being usable in a fair manner. A smaller time-restriction, maybe similar to parts of Maud Road will deter the long-time dumping of vehicles whilst still sharing our road in a fair way to all.</p>
<p>Please provide evidence of support from ward councillors and statutory authorities:</p>	<p>Cllr Trevor Jones is very familiar with the concerns of many neighbours here, particularly of the ones mentioned above. It was from his input that No. 21 completed this application.</p>

Dorchester Town Council

Agenda Item 7. - Planning applications to be considered by the Planning and Environment Committee on 5 December 2016

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

1. **91-93 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LD - WD/D/16/002093 + WD/D/16/002094 [Link](#)**
Replace wooden doubled glazed windows with UPVC
Dorchester Conservation Area and Grade II Listed Building

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

2. **BENNETTS COURT PRIVATE CAR PARK, COLLITON STREET, DORCHESTER - WD/D/16/002456 [Link](#)**
Variation of condition 1 of planning approval WD/D/14/000474 - to make changes to car parking layout and move garden boundary fence to create turning area
Dorchester Conservation Area
3. **SITE 2.22 WEST OF CORSTON STREET, BRIDPORT ROAD, POUNDBURY - WD/D/16/002361 [Link](#)**
Create 1no. commercial unit and 30no. residential units arranged in seven blocks with associated garages, parking & landscaping
4. **LIDL, THE GROVE, DORCHESTER - WD/D/16/002149 [Link](#)**
Erect internally illuminated totem sign
Dorchester Conservation Area
5. **FLAT 5, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU - WD/D/16/001727 [Link](#)**
Replacement of two front windows on the second floor from wood to UPVC
Dorchester Conservation Area
6. **3 MILLERS CLOSE, DORCHESTER, DT1 1SS - WD/D/16/002410 [Link](#)**
Change of use from B8 to Sui-Generis (car sales showroom). Remove the 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 & annexation of the adjacent car park.
7. **SUITE F, GEORGIAN HOUSE, TRINITY STREET, DORCHESTER, DT1 1UB - WD/D/16/002482 [Link](#)**
Change of use from Office Use (Class B1(a)) to a dwellinghouse (Class C3)
Dorchester Conservation Area

South Ward (Councillors C Biggs/R Potter/M Rennie)

8. **82 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH - WD/D/16/002083 [Link](#)**
Change of use to A3 & A5 use class. To open coffee shop/cafe and also sell take-away coffee & sandwich/rolls
9. **25 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY - WD/D/16/002416 [Link](#)**
Erection of rear extension to form garden room & bedroom. Modified design of previous approvals WD/D/14/000993 & WD/D/14/002679
10. **56 CELTIC CRESCENT, DORCHESTER, DT1 2TA - WD/D/16/002246 [Link](#)**
Erect timber fence
11. **28 ROTHESAY ROAD, DORCHESTER, DT1 2DU - WD/D/16/002226 [Link](#)**
Front porch. Two storey side extension forming playroom to ground floor with 2 bedrooms & shower room to first floor. Single storey rear extension forming kitchen/dining and office.

West Ward (Councillors J Hewitt/T Jones)

No applications

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

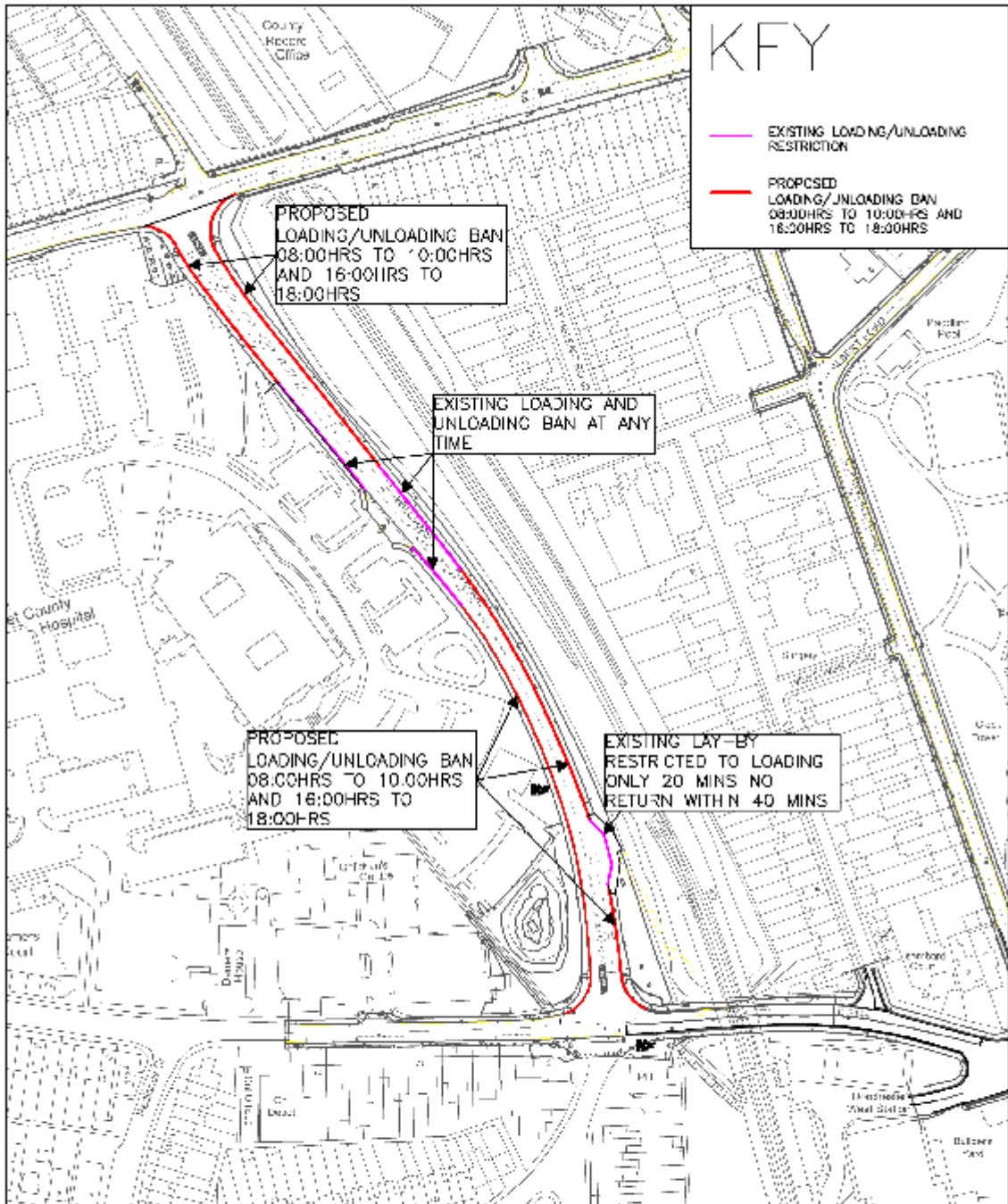
Williams Avenue / Damers Road Junction
Traffic Regulation Order


This traffic regulation order will ban loading and unloading between 8 am and 10 am and between 4 pm and 6 pm on both sides of Williams Avenue between Bridport Road and Damers Road, except in the vicinity of the entrance to the hospital (where loading and unloading is already banned at all times) and at the recently constructed layby on the east side of the road (where loading only is permitted for up to 20 minutes).

These alterations are consistent with the DTEP aims to:

- Maintain vehicular access for emergency, servicing and public transport.
- Support the economic prosperity of the town.
- Improve access for cyclists, the elderly and disabled.
- Provide accessible car parking for shoppers, residents and other essential users.

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 avoiding danger to persons or other traffic using the road or any other road or preventing the likelihood of any such danger arising” or “for facilitating the passage on the road or any other road of any class of traffic (including pedestrians)”.



 Dorset County Council ENVIRONMENT AND THE BOUNDARY DIRECTORATE Mike Martin Director for Environment and the Economy	Project Title Dorchester Transport and Environment Plan		A 10/11/2016 Org 06/04/2016 Rev Date Issue / Remarks Checked
	Drawing Title Williams Avenue/Damers Road Traffic Regulation Order		
DORSET HIGHWAYS Andrew Martin Head of Dorset Highways	Scale (A4 Size) 1:2000	Drawn OGL	Date 10/11/2016
	Drawing Number HI1091-01-02-A		Drawing Status

NOTS

RECEIVED
20 OCT 2016
PLANNING



Chief Planning Officer
West Dorset / Weymouth & Portland Council
South Walks House
South Walks Road
Dorchester
DT1 1UZ

20th October 2016

TIME SENSITIVE - 90 Day Consultation period end date: 23rd January 2017

Dear Chief Planning Officer,

Further to our previous letter, we are writing to you as part of a formal consultation process regarding our current programme of intended public payphone removals. This letter formally starts our consultation with you and the local community.

There are currently 76 public payphones in your area which have been identified and proposed for removal by BT under the 90-day consultation process and details of these payphones are shown below:

To ensure that the local community are fully informed, we have placed consultation notices on the relevant payphones, and a sample notice is enclosed. We have also included the date we posted these notices on the payphones. The consultation period will close on 23rd January 2017. Unless you contact us to agree otherwise, responses received after this date will not be accepted.

This consultation process gives your local communities the opportunity to adopt a traditional red heritage phone box and make them an asset that local people can enjoy. It's really simple to do and it costs just £1. <http://business.bt.com/phone-services/payphone-services/adopt-a-kiosk/>

Overall use of payphones has declined by over 90 per cent in the last decade and the need to provide payphones for use in emergency situations is diminishing all the time, with at least 98 per cent of the UK having either 3G or 4G coverage. This is important because as long as there is network coverage, it's now possible to call the emergency services, even when there is no credit or no coverage from your own mobile provider.

You may also want to consider the recent Ofcom affordability report which found that most people do not view payphones as essential for most consumers in most circumstances - http://stakeholders.ofcom.gov.uk/binaries/research/affordability/affordability_report.pdf

On the 14th March 2006 the Office of Communications (Ofcom) published a statement following their 2005 review of universal service in the Telecommunications market, which includes a requirement for payphone

British Telecommunications plc
Registered office:
81, Navigation Street,
London EC2A 7JA
Registered in England No 1800000
www.bt.com

provision to meet reasonable needs. Part of that statement amended our obligations with regard to the removal of payphone service - http://stakeholders.ofcom.org.uk/consultations/uso/uso_statement/

As stated in Ofcom's 2005 review, it is the responsibility of the local authority to initiate its own consultation process to canvas the views of the local community. They would normally expect these consultations to involve other public organisations such as the Parish or Community councils and work within the terms of the Communications Act 2003. This means that you must be able to objectively justify your decisions.

Full guidance on the removal process can be viewed at:

<http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/removals.pdf>

and a summary is available at:

http://stakeholders.ofcom.org.uk/binaries/consultations/uso/statement/removing_callboxes.pdf

The guidance also details the appeals process we must follow in case of unreasonable objections.

What you need to do next

Please complete and return the attached annex with your decision on each payphone.

If the decision is that the local community wish to 'adopt', please provide their contact details and we'll do the rest.

If you wish to 'object', you'll need to complete the last column with your reasons, having reviewed all of the factors set out in Annex 1 of Ofcom's guidance (see link above), and the information sent to you in our previous letter.

If the information is incomplete for any payphone in the list, then we'll assume you have no objection to its removal and also that you do not wish to adopt it.

The best way to respond to us is by email at bt.authorisation.team@bt.com. Please retain proof that the email was sent or apply a read receipt. If you would prefer to respond by post please use the following address and allow at least two days for postal delivery:

BT Payphones
pp 4th Floor Monument TE
11 - 13 Great Tower Street
London
EC3R 5AQ

You will need to obtain proof of postage from your local post office and be aware that we are unable to receive mail that requires a signature.

If you've got any questions then please get in touch with us by emailing bt.authorisation.team@bt.com.


Yours sincerely

Rick Thompson
Payphone Planning Officer

British Telecommunications plc
Registered Office:
BT Newgate Street
London EC1A 2AZ
Registered in England No 1860000
www.bt.com

Telephone Number	Address	Post Code	Number of calls in last 12 months	Posting Completed Date	Agree/Adopt/Object
01305262619	FORDINGTON CROSS HIGH STREET FORDINGTON DORCHESTER	DT1 1LD	301	11/10/2016	
01305263962	O/S POST OFFICE WEST STAFFORD DORCHESTER	DT2 8AF	0	11/10/2016	
01305264831	FUNDARY HOUSING ESTATE WESSEX ROAD DORCHESTER	DT1 2YL	0	11/10/2016	
01305264833	W/SIDE NORTHSTOP CHURCH LA CHURCH LANE CHARMINSTER DORCHESTER	DT2 9QR	3	11/10/2016	
01305264836	PCC KIOSK COCKLANDS CHARMINSTER DORCHESTER	DT2 9QB	2	11/10/2016	
01305789935	ENTRANCE TO LITTLESEA CAMP LYNCH LANE WEYMOUTH	DT4 9DF	25	10/10/2016	
01305812469	PCC BINCOMBERISE WEYMOUTH	DT3 6AR	0	11/10/2016	
01305832396	OPF SUN RAY HOTEL OSWINGTON HILL OSWINGTON WEYMOUTH	DT3 6ED	1	11/10/2016	

British Telecommunications plc
 Registered office:
 81 Newgate Street
 London EC1A 7AJ
 Registered in England No 1833000
 01474 415500

Dorchester Town Council
Planning and Environment Committee – 5 December 2016

Agenda Item 10. - Decisions on planning applications (contrary to Dorchester Town Council's comments)/withdrawn applications and others of interest.

1. TERRITORIAL ARMY, POUNDBURY ROAD, DORCHESTER, DT1 1TA - WD/D/16/001454

Part UPVC replacement & part refurbishment of existing windows (revised scheme)

Planning approval refused by WDDC 8 November 2016: 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. As such, it is considered that this proposal will neither enhance nor preserve the special interest of the Conservation Area or its setting and is contrary to Policies ENV4 & ENV12 of the West Dorset, Weymouth & Portland Local Plan (Adopted 2015) and guidance within the NPPF (2012).

DTC comment 5 September 2016: No objection