

Dorchester Town Council

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29 November 2017

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **4 December 2017 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 (the Mayor ex-officio), S. 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 6 November 2017 (adopted by Council on 28 November 2017). [Link](#)

3. Minute Update Report

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

4. Planning Applications for Comment

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

5. Request for Parking Restrictions

Residents of Robins Garth, Dorchester have requested new parking restrictions and the form detailing their request is attached. The Committee is asked if it wishes to support this request for

referral to Dorset County Council.

6. Traffic Regulation Orders – Annual submission to Dorset County Council

To consider whether the Town Council wishes to make a submission for consideration of any Traffic Regulation Orders for Dorchester for 2018/19. Report of the Committee Clerk attached.

7. Process for requesting works for Pedestrian Access Improvements

To consider the report by the Committee Clerk (attached).

8. 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).

9. 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.

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Agenda Item 3. - Minute Update Report

1. **Minute 31.17 (6 November 2017)**

Minute Update Report – Lubbecke Way/St George’s Road

A letter has been sent to the Duchy of Cornwall thanking them for agreeing to deliver the outstanding works in connecting Lubbecke Way to St George’s Road.

2. **Minute 32/17 (6 November 2017)**

South Western Railways 2018 Timetable Consultation

The Committee Clerk emailed all Town Councillors informing them of the consultation exercise and giving them details of how to respond directly if they wished to.

The Committee’s comments on the consultation have been logged directly with South Western Railways.

3. **Minute 34/17 (6 November 2017)**

Poundbury Signs

On the Committee’s instructions, the Poundbury sign attached to the Dorchester town Council sign on the western entrance to the town was removed.

Ben Murphy from the Duchy of Cornwall attended a meeting of the Town Council’s Management Committee on 14 November 2017 and the minutes from that part of the meeting are below:

‘The representative from the Duchy of Cornwall then went on to talk about the new brown and black and white signs that had recently been erected around Poundbury. He apologised that the Town Council had not been directly consulted as he had believed that this would have been undertaken as part of the process followed by Dorset County Council Highways Authority and Highways England which were the Authorities that dealt with the signage applications. The representative explained that the signage had been requested by Poundbury businesses which had received feedback from customers that they could not find premises, Poundbury was also a tourist destination. It was noted that the black and white signs had been changed to that colour by the Highways Authority, the application for signage had requested brown signs. Members felt that the black and white signs gave the impression of Poundbury being a separate entity to Dorchester. It was also felt that the location of the sign on Bridport Road could alienate those residents living in ‘old’ Poundbury. The Committee felt that changing the black and white signs to brown signs would help mitigate the concerns regarding the signage and the representative agreed that he would investigate this possibility.

Resolved

That the comments from the Duchy of Cornwall representative in regard to signage be reported back to Planning and Environment Committee.’

In view of this, the Committee Clerk has not sent a letter to the Duchy regarding the Town Council’s concerns about the signage.

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Agenda Item 4. - Planning applications for Comment

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

1. **STRATTON HOUSE, 59-60 HIGH WEST STREET, DORCHESTER, DT1 1UY - WD/D/17/001936 [Link](#)**
Remove affected timber caused by rot infection in entrance lobby, treat by specialist, and replace timber with new
Dorchester Conservation Area and Grade II Listed Building
2. **AGRICULTURE HOUSE, ACLAND ROAD, DORCHESTER, DT1 1EF - WD/D/17/002497 [Link](#)**
Removal of existing glazed partitions and remove section of existing wall to allow installation of new double doors internally
Dorchester Conservation Area and Grade II Listed Building
3. **HILLFORT HOUSE, POUNDBURY ROAD, DORCHESTER, DT1 2PN - WD/D/17/002495 [Link](#)**
Erection of block of 4 flats
4. **DEPOT, THE BARRACKS, BARRACK ROAD, DORCHESTER - WD/D/17/002623 [Link](#)**
Erection of extensions and external alterations
Dorchester Conservation Area
5. **HM PRISON DORCHESTER, 7 NORTH STREET, DORCHESTER, DT1 1HY - WD/D/17/002493 [Link](#)**
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)
Dorchester Conservation Area and Grade II Listed Building
6. **8 BENJAMIN FERREY HOUSE, SOMERLEIGH ROAD, DORCHESTER, DT1 1TL - WD/D/17/002650 [Link](#)**
Internal alterations to form mezzanine study over existing kitchen
Dorchester Conservation Area and Grade II Listed Building
7. **29 GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/17/002621 [Link](#)**
To undertake internal alterations, a replacement front door and new boundary walls
Dorchester Conservation Area and Grade II Listed Building

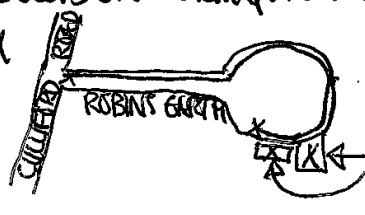
South Ward (Councillors C Biggs/R Potter/M Rennie)

8. **1 FARRINGDON CLOSE, DORCHESTER, DT1 2BU - WD/D/17/002500 [Link](#)**
Erection of extension
9. **9 KINGSBERE CRESCENT, DORCHESTER, DT1 2DY - WD/D/17/002345 [Link](#)**
Erection of a two storey front extension and enlarge the existing site vehicular access and associated reinforced footpath and taper and dropped kerbing



Request to Dorchester Town Council to Support New Parking Restrictions

(please read the information notes over and include all relevant information and evidence - continue on extra sheets if necessary.).

Name:	DAVID J. JOHNSON
Address:	7 Robins Gorth DORCHESTER DT1 1RA
Telephone:	(01305) 262 181
Email:	david&osiejohnson@gmail.com
Parking Issue:	Inconsiderate parking, by non-residents, at junction with Culliford Road and on north-side of Robins Gorth (including turning circle at end of road). Resident & visitors already park at south side. North side parking has caused obstruction for delivery, emergency and other vehicles - on occasion - dangerously
Parking restriction requested (including plan/map and site details):	Double Yellow lines on north side of Robins Gorth, inc; turning circle and refuse access points. This would stop blocking of road. 
Please provide evidence of support by other local residents:	Discussed and unanimously supported at Robins Gorth Management AGM and Board of Directors at subsequent meeting: 6-11-17
Please provide evidence of support from ward councillors and statutory authorities:	DCC Highways raised no objection, but advised application through DTC Councillors advised by Mrs Louise Dowell of Dorchester Town Council

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Agenda Item 6. – Traffic Regulation Orders – Annual submission to Dorset County Council

The Town Council has agreed that it will advise DCC, on an annual basis, of any requests for new parking restrictions that it supports. Such requests need to be submitted by the end of the calendar year and the Planning and Environment Committee is now asked to consider any items it wishes to submit to DCC for consideration for the 2018/19 financial year.

Subject to the Committee's consideration of the request under agenda item 5. at tonight's meeting, the Town Council has not had any formal requests from residents for additional parking restrictions this year but there are other historic issues that the Committee might wish to reconsider and restate.

Monmouth Road Area

At the Planning and Environment Committee meeting on 5 December 2017, it was agreed that: 'Dorset County Council be advised that the Town Council's priority list for consideration of additional parking restrictions/schemes for 2017/18 is:

- i) Double yellow lines to be put on the following junctions:
 - a) Rothesay Road/ South Court Avenue;
 - b) Ashley Road/Monmouth Road; and
 - c) Culliford Road South/Monmouth Road.'

This request was considered by DCC as part of their annual assessment of Traffic Regulation Order requests (and scored as individual elements) but unfortunately these did not score highly enough to be implemented over 2017/18. The top 20 scoring requests were implemented over the year and the above requests scored at 32, 56 and 64 respectively.

The Committee is asked if it wishes to reiterate its support for consideration of these requests for the 2018/19 financial year.

Additionally, the Planning and Environment Committee agreed to support the following requests:

- ii) 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.
- iii) A 20mph speed limit to be introduced in Monmouth Road.
- iv) A draft residents' parking permit scheme for the Duke's Avenue area (full extent of area to be confirmed but including sections of South Walks Road, Icen Way and Fordington Green).

However, from advice given by DCC officers over the last year, it appears that consideration of any new residents' parking permit schemes is on hold, subject to the outcome of the development of a strategic approach to parking for Dorchester, based on the Dorchester Parking Review undertaken in 2016. At present there is an officer working group with representatives from all 3 Councils assembling background information and options to be included in the Strategy. Their work will be presented initially to the DTEP Stakeholder Group in January 2018 and will then be presented to all 3 Councils for fuller consideration.

Coburg Road/Edward Road

In May 2011, Dorset County Council's Roads and Rights of Way Committee recommended to Cabinet, in a departure from policy, that waiting restrictions and residents' parking proposals for Coburg Road and Edward Road be introduced and these were approved. At that time it was estimated that that each road could provide 63 parking spaces, providing a total of 126 spaces.

In 2014/15, Dorset County Council undertook a review of parking provision in certain areas of Dorchester and part of this was to revoke some 'limited waiting' and 'residents parking' allocations in Coburg Road and Edward Road. This would have reduced the amount of such allocated parking and would have allowed some additional unregulated parking spaces available for all. At that time, only 16 residents' permits had been issued across the two roads and capacity would have been retained to service those permits.

Following public advertisement of the proposed changes, a number of objections were received, mainly relating to the convenience of school drop offs and pick ups, and these were discussed informally with the Town Council before being considered by DCC's Regulatory Committee on 28 January 2015:

'Extract of the minutes

Proposed Dorchester Parking Review

6.1 The Committee considered a report by the Head of Highways on proposals to implement changes to parking provision on Queens Avenue/Treves Road/Clarence Road; South Court Avenue; and Alfred Road/Cromwell Road, Dorchester. Following objections being received to the advertisement of these proposed changes, the Committee was now being asked to give consideration to those objections and decide whether to ask Cabinet to approve the proposals for implementation, as advertised. Notwithstanding this, in discussion with the Town Council the advertised proposals for Coburg Road/Edward Road were to be withdrawn at this time and re-evaluated following objections to their advertisement.

Recommended

7. That having considered the objections received, Cabinet be asked to:-
agree that the advertised proposals for Coburg Road/Edward Road be abandoned; and 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.

Reasons for Recommendations

8.2 Feedback from the Local Members and Dorchester Town Council following the advertisement of the proposals indicated that the proposals for Coburg Road/Edward Road needed to be reconsidered and the revised proposals consulted upon.

DCC's Cabinet resolved this recommendation on 24 February 2016.'

It appears that this resolution has not yet been actioned and with the current parking problems in the Town, particularly on street in residential areas, the Committee is asked if it wishes to ask DCC to revisit this Cabinet decision with the aim of drawing up a new design for parking in Coburg Road and Edward Road thereby releasing urgently required additional, unregulated parking spaces.

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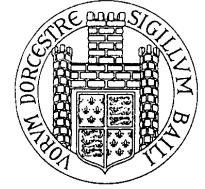
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Agenda Item 7. - Process for requesting works for Pedestrian Access Improvements

At the meeting on 30 November 2015, the Planning and Environment Committee agreed to use a standard form to assess any new requests received by the Town Council from residents for new parking restrictions (and similar) that required a Traffic Regulation Order. The purpose of using the form was to make the process fairer, more transparent and robust both for residents making requests and for Councillors in assessing such requests.

Recently, the Town Council's Community Development Officer has received a couple of requests for works requiring pedestrian access improvements such as dropped kerbs. These ad hoc requests have been received in various formats and the Community Development Officer and the Committee Clerk have therefore devised a form and process in consultation with DCC's Highways Department, similar to that used for parking restriction requests, to try and standardise such requests. Part of the process will involve the Dorchester Access Group giving their advice and expertise.

The form and details of the proposed process are attached and the Committee is asked to consider supporting using this approach for requests for works for pedestrian access improvements.



Dorchester Town Council

Pedestrian Access Improvements – Process for requesting works

Dorset Highways (as part of Dorset County Council), act as the Highways Authority for Dorchester and it is responsible for responding to complaints about issues with pavements and roads across Dorset. The best way to report any such issues is through the online reporting system on DorsetForYou:

<https://www.dorsetforyou.gov.uk/travel-dorset/contact-dorset-highways>

Dorset Highways will consider an issue reported against its Code of Practice for the Classification of Highway Safety Hazards and Defects, within 10 days, and assess whether it requires action. If the defect is deemed to be a safety issue under the Code, it will be passed on to be resolved.

If it is not considered to be a safety defect, the issue will be closed off and no further action will be taken by Dorset Highways at that time. However, if the Highways Officer assessing the issue considers that it could be related to pedestrian access improvements, they may recommend that the applicant reports the issue to the Dorchester Access Group, via Dorchester Town Council.

The Dorchester Access Group has been established to act as an informal consultative group to help improve the standard of access relating to the built environment including public and commercial buildings within the town of Dorchester, with a particular focus on improving access for disadvantaged groups e.g. physically disabled, visually impaired and older people. The Group aims to act in a general advisory capacity to the Town, District and County Councils and other local organisations in accessibility matters and through discussion and example, it obtains the interest and assistance of local Councillors, business people, associations, clubs etc and the local community and it also seeks to offer advice on current accessibility requirements and legislation, where these fall within the expertise of the Group.

If a resident contacts Dorchester Town Council, they will be sent a form (DTC/Access 1) to complete with full details of their request. The use of this form allows all requests to be considered fairly and openly. It would be helpful if residents discuss their request with one or more local ward councillor to make them aware of the issue and to allow them to make an initial assessment of the issue, before returning their completed form. Once all necessary evidence has been provided, the request will be passed to the Dorchester Access Group. Fully completed forms will be forwarded to the Access Group on a regular basis for their consideration/advice/input and prioritising.

Requests supported by the Dorchester Access Group (in priority order) will then be forwarded to Dorchester Town Council's Planning and Environment Committee for their consideration and support (or otherwise). Those that do receive Committee support will be sent on to Dorset Highways for their final assessment.

Residents will be advised when their request is being considered by the Planning and Environment Committee and will be invited to attend the meeting if they wish. An officer from Dorset Highways may also be in attendance to give advice.

The final assessment by Dorset Highways will be based on their budgetary and technical restraints amongst other things. It should be noted that Dorset County Council do have a very restricted budget available and are only able to introduce a limited number of new measures across the County each year.



Request to Dorchester Town Council to Support Pedestrian Access Works

(please read the process notes over and include all relevant information and evidence - continue on extra sheets if necessary).

Name:	
Address:	
Telephone:	
Email:	
Access Issue:	
Works requested (including plan/map and site details):	
If available, please provide evidence of support for this by others:	

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Agenda Item 8. - Decisions on planning applications (contrary to Dorchester Town Council's comments)/withdrawn applications and others of interest

1. 5 LINDEN AVENUE, DORCHESTER, DT1 1EJ - WD/D/17/002337

Second storey side extension and single storey rear extension

Application approved by WDDC on 14 November 2017. (No change to original plans).

Dorchester Town Council comments 6 November 2017: No objection. However, in view of the concerns of the neighbour at No. 7. Linden Avenue regarding potential loss of privacy, the Committee considered that the local planning authority should request the applicant to amend the submitted plans by removing the window on the west elevation of the new first floor bedroom.

2. 2 CORNHILL, DORCHESTER, DT1 1BA - WD/D/17/002081

Change of use of Ground floor from Use Class A3 (Restaurant/Café) to Use Class A4 (Drinking Establishment)

Application approved by WDDC on 15 November 2017.

No objection. However, the Committee did have some concerns that an increase in floor space would lead to more customers with the potential for an increase in noise outside the premises. Additionally, the Committee was concerned about the use of table outside the front of the premises for drinking purposes although they appreciated that this was linked to a sitting out licence/premises licence to sell alcohol rather than a planning application.

DCC has advised that the owners of premises do not currently have a sitting out licence and they have been advised that need to apply for one.

3. LAND ADJACENT PARKING AREA, ALFRED ROAD, DORCHESTER - WD/D/17/000247

Erection of a new cottage on land adjacent to the shared parking area, at the end of Alfred Road, Dorchester

Application refused by WDDC on 30 May 2017.

An Appeal has been lodged with the Planning Inspectorate against the Council's refusal of the above application. This is to proceed by way of written representations. All representations must be received by 26 December 2017.

4. Dorset Association of Parish and Town Council (DAPTC)

The DAPTC Annual General Meeting was held on 4 November 2017 and four motions from member councils were considered. Two of the four agreed related to planning issues:

1. DAPTC requests NALC to lobby for Central Government action to ensure that when a town or parish council submission on a planning application for legitimate planning reasons is contrary to the recommendations of the planning officer, it should be considered by the planning authority's planning committee.
2. DAPTC take the issue forward to NALC to ask for a change in the law to make Parish Councils statutory consultees on tree applications in their Parishes and that the information provided is of a high enough quality to facilitate the consideration of the proposal.