

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

2ND DECEMBER, 2013

PRESENT Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, S.C. Hosford, E.S. Jones, Trevor Jones, F.E. Kent-Ledger (Chairman), R. Potter, M.E. Rennie, D.S. Roberts and D. Taylor.

APOLOGIES for absence were received from Councillors R.M. Biggs and T.C.N. Harries

51. **MINUTES**

The Minutes of the Meeting of the Committee held on 4th November, 2013, adopted by Council on 26 November 2013, were taken as read and were confirmed and signed by the Chairman as a correct record.

52. **DORCHESTER TRANSPORT AND ENVIRONMENT PLAN**

(a) **Presentation by Dorset County Council and West Dorset District Council officers, on the revised version of the Dorchester Transport and Environment Plan (DTEP)**

The Group Manager, Highways Improvements and Systems, Dorset County Council gave the Committee a presentation on the revised DTEP. He commented on the limitations of the Plan, the benefits of a phased approach and possible options for the scheme in the future. He confirmed that the County Council was committed to public consultation and to listening to local residents' views. A number of concerns had already been identified by the public who had also put forward suggestions for changes to the Plan.

The Director of Environment, West Dorset District, addressed the Committee and he spoke about Dorchester's heritage, its growth, recent developments and environmental aspects of the revised DTEP. He gave examples of town centre schemes in other towns and said that this was a key time to influence changes in the Town through the DTEP consultation process.

(b) **Public Participation**

Twenty one members of the public addressed the Committee. They covered a wide range of issues and concerns they had relating to the revised DTEP. The main points raised were:

- Access to the North Square area including Glyde Path Road and Colliton Street
- Safety/Congestion/Noise/Access for emergency vehicles
- The complexity of the Plan and its supporting evidence
- The accuracy of the traffic model used for the Plan was questioned
- Improving the By Pass and its use
- Emphasising improvements for cyclists and pedestrians
- Increasing consideration for local residents, particularly those living in Great Western Road and Cornwall Road

- The impact of the revised Plan on the Borough Gardens
- Protection of other historic elements of the Town
- The Plan in its current form would move existing problems to elsewhere in the Town
- Air pollution would be increased away from the High Street and, overall, more detail on air quality was needed
- The importance of linking the Brewery Square development with the Town Centre and its shops
- The future use of Stratton House and the Dorchester Prison site needed to be considered as part of the Plan
- Proposed changes to Princes Street access could have a negative impact of residents of Somerleigh Court Nursing Home
- There were small benefits to the High Street at a large cost to other parts of the Town
- The Plan appeared to offer poor value for money

(c) Consideration of the Town Council's formal response to the revised version of the DTEP

The Committee considered issues raised by the public and officers responded to questions about the DTEP decision making process, road surface treatments and air quality evidence.

Members commented on a number of points including improving the use of the bypass, traffic speeds, the change of use of the Prison site, linking Brewery Square to the Town Centre and safety issues throughout the Town.

They noted the aims of the original Plan but did not consider that the revised Plan was acceptable with so many residents seeming to be disadvantaged by it. The level of public concern would need to be addressed by the County Council and it was suggested that residents with ideas to improve or change the Plan should direct these to the County Council.

In response to a point made by a member of the public, it was agreed that the Council would endeavour to find out what was happening regarding the bollards at New Street.

In the light of the comments made by the Committee, the Chairman proposed a draft recommendation for the Committee to consider.

Funding for the Plan was then mentioned by Members and it was accepted that this, and the opportunity to make improvements, could be lost completely. All Members agreed that continued public consultation and engagement was important for any Plan to have a future and joint working between all the Councils involved would be useful.

Following these comments, changes were agreed to the draft recommendation. A further change, proposed by an individual Member was not supported.

It was

RESOLVED

1) That the Town Council continues to support the key aim that sits behind the Dorset Transport and Environmental Plan; the reduction and ultimate removal of traffic from High West Street and High East Street from the Top o' Town roundabout to the Church Street traffic lights, in order to increase the attractiveness of the internationally important heritage street to visitors, reconnect this part of town with the rest of town, and resolve air quality issues in this area.

2) That the Town Council is unable to support any solution that creates significant additional traffic and air quality issues on residential streets in the town, particularly Great Western Road, Cornwall Road and Princes Street, which fails to address access issues in the North Square area, and does not resolve safety issues at the Top o' Town.

3) That the Town Council wishes its officers to meet with officers from both County and District Council in the near future to look at all options to reduce the need for traffic to come into and move across the Town Centre, and to consider how any options might be funded and how consultation with the public will be maintained.

There was a short break in proceedings at this point and the Committee then reconvened.

Councillors T Jones and R Potter left the meeting.

53. STANDING ORDER NO. 40

As the meeting had now been in progress for over two hours, the Committee resolved to suspend Standing Order No. 40 and to continue the meeting.

54. WEST DORSET DISTRICT COUNCIL – WEST DORSET ANNUAL PARKING REPORT TO THE EXECUTIVE COMMITTEE

A member of the public commented on the changes to the Shoppers Permit Scheme. A representative of the Dorchester BID gave examples of the support local businesses gave to shoppers for parking costs through their own scheme and he asked the Council to actively support businesses in the Town.

The Committee looked at the recommendations being made to the Executive Committee of West Dorset District Council in its Annual Parking report. They considered that there was limited information on some of the recommendations and due to Dorchester's individual parking issues, they would ask West Dorset District Council to consider a Shoppers Permit Scheme specifically for the Town.

It was

RESOLVED

- 1) That West Dorset District Council be advised that the Town Council supports proposed recommendations 1, 3 and 4 of the West Dorset Annual Parking Report
- 2) That West Dorset District Council be requested to consider introducing a Shoppers Permit Scheme for Dorchester car parks only and to advise the Town Council of their conclusion.

55. **PLANNING APPLICATIONS**

The Committee considered planning applications referred to this Council for comment by West Dorset District Council and it was

RESOLVED

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

Chairman

DORCHESTER TOWN COUNCIL

Planning applications to be considered by the Planning and Environment Committee on 2 December 2013

1. 1/D/13/001473 (Listed Building Consent) 1/D/13/001472
4 FORDINGTON GREEN, DORCHESTER, DT1 1LU
Removal of existing non compliant dormer window and replacement with compliant window. New window to match that, in detail and pattern, of the dormer window to No 1 Fordington Green (on the same terrace)
Conservation Area and Grade II Listed Building
No Objection
2. 1/D/13/001440
8 PRINCES STREET, DORCHESTER DT1 1TW
Provide 4no Conservation type roof windows within the east and west elevations
Conservation Area
No objection
3. 1/D/13/001445
9 HARVEYS TERRACE, HOLLOWAY ROAD, DORCHESTER, DT1 1LE
Remove derelict structure and erect new extension
Conservation Area
Recommend refusal. The proposed extension would be out of keeping with the existing dwelling and it would neither preserve nor enhance the character of the Conservation Area. There were concerns that the extension would have a detrimental impact on the amenity of the adjoining neighbour due to its scale.
4. 1/D/13/001508
38 BRIDPORT ROAD, DORCHESTER, DT1 1RS
Single Storey lean-to rear extension
Conservation Area
No objection
5. 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.
Conservation Area and Grade II Listed Building
Recommend refusal. It is the Town Council's policy to refuse all planning applications that that include the provision of internally illuminated signage in South Street.
6. 1/D/13/001584 (Listed Building Consent)
1/D/13/001583
64 HIGH STREET, FORDINGTON, DORCHESTER, DT1 1LB
Single storey extension, internal and external alterations
Conservation Area and Grade II Listed Building
No objection

7. 1/D/13/001591
TOPPS TILES, LONDON ROAD, DORCHESTER, DT1 1NF
Non Illuminated Post Sign (retrospective)
Recommend refusal. The signage is detrimental to the street scene due to its size and position and it does not enhance the approach to the Conservation Area.
8. 1/D/13/001581 (Listed Building Consent)
COURT COTTAGE, 62 HIGH WEST STREET, DORCHESTER, DT1 1UY
The upgrading, refurbishment and alteration of Court Cottage
Conservation Area and Grade II Listed Building
No objection
9. 1/D/13/001562
3 no. signs above the 3 main entrance doors to the building.
1/D/13/001561
External alterations, including part rendering and landscape works together with some internal alterations
PULLMAN COURT, COPPER STREET, DORCHESTER, DT1 1GA
No objection
10. 1/D/13/001564
THE STATION, 27 WEYMOUTH AVENUE, DORCHESTER, DT1 1QY
New single storey extension, 2 no. new glazed entrance lobbies, external landscaping, new car park and new boundary wall & planting
No objection
11. 1/D/13/001570
23 ST JOHN WAY, POUNDBURY, DORCHESTER, DT1 2FG
To erect a glazed seasoned oak conservatory 6.5m wide by 4.6m projection. The ground level being lower on this property than the neighbours, the eaves height at the boundary will be the same as the height of the boundary fence. The ridge height will be approx. 3.35m above ground level.
No objection
12. 1/D/13/001593
1/D/13/001594 Listed Building Consent
5 HIGH EAST STREET, DORCHESTER, DT1 1HS
Proposed change of use of the lower ground floor, ground and first floors from A3 use to residential. Retain the residential use on the remaining second and third floor, but amend from a single residence to flats. Remove the rear outbuildings, construct a new retaining wall and external steps and create a new communal bin storage/bike area. Create a total of 6no one bedroom flats.
Conservation Area and Grade II Listed Building
Recommend refusal. The use of uncharacteristic materials (the security film to the 'shop window' on the ground floor) would create an incongruous feature that would be unsympathetic to the building's historic character. The use of this film would be too dominant on the prominent elevation of the building and it would also be detrimental to visual amenity and the character and appearance of the Conservation Area and the setting of nearby Listed Buildings. However, the Committee did support the principle of the building being redeveloped as flats.