

# Dorchester Town Council

## Planning and Environment Committee

**1 September 2014**

Present: Councillors V. Allan, K. Armitage, A. Canning, T. Harries, S. Hosford (Chair), T. Loakes, P. Mann (Mayor), R. Potter, M. Rennie, D. Roberts

Apologies: Councillors S. Jones, T. Jones, F. Kent-Ledger and D. Taylor

**29. Minutes**

The Chairman reported the sad death of Derek Beauchamp, former chairman and cornerstone of Dorchester Civic Society and she paid tribute to the contribution he had made to the Committee and the Town.

The Minutes of the meeting of the Committee held on 4 August 2014 were confirmed and signed by the Chairman as a correct record.

The Committee Clerk advised Members that planning application WD/D/14/001539 – Kings Arms Hotel, had been refused by West Dorset District Council.

**30. Minute Update Report**

**Minute 82/13 Dorchester Transport and Environment Plan (DTEP)**

Councillor Canning reported that he would be addressing Dorset County Council's Cabinet regarding the report and recommendations on the future of the DTEP. The Chairman confirmed that she had sent a letter, on behalf of the Town Council, supporting proposals for progressing the DTEP.

**Minute 5/15 Parking Permits**

The Committee noted that the Town Clerk was seeking an inter authority approach to meeting parking needs across the Town and the Town Council would need to keep the pressure on to ensure action was taken.

**Resolved**

That the Minute Update Report be noted.

**31. Request for Parking Restrictions**

The Chairman read out an email from Councillor T Jones supporting the request for parking restrictions in Maiden Castle Road.

Mrs Hammond, of Maiden Castle Road, addressed the Committee. She explained the problems being experienced with parked cars and she detailed her safety concerns particularly in regard to mobility scooter users. She also commented on an accident that took place in 2007 and another recent road traffic accident. A number of other residents of the Road had expressed their support for the parking restrictions suggested.

Committee members understood the concerns raised and they supported the request for the parking restrictions. They commented on changes that had taken place in the area that had increased traffic volumes and use of the road. These included the cycle route now being directed into Maiden Castle Road, increased use of the Greenwood Centre and traffic using the road as a route to Bridport Road.

Mrs Brock, of Maiden Castle Road, addressed the Committee and she explained how parked cars blocked the Weymouth Avenue junction leading to concerns about access for emergency vehicles.

Members agreed that there were similar issues across the Town and it would not be possible to put in double yellow lines everywhere there was a problem. Additionally, restrictions needed enforcement to be effective. Members considered this was another example of where a joined up approach in producing a Town wide parking strategy would be of value and this should be discussed with Dorset County Council.

#### **Resolved**

That Dorset County Council be requested to consider the introduction of double yellow lines on both sides of Maiden Castle Road from Weymouth Avenue to the first traffic calming build out and that they be advised that the Town Council supports this request as a priority item.

#### **32. Dorchester Prison Site**

The Chairman summarised the work undertaken in producing the Position Statement, in consultation with Dorchester Civic Society.

Mr Alan Rowley, Chairman of Dorchester Civic Society, addressed the Committee. He was delighted that the Town Council and the Society had been proactive in producing the joint Statement and hoped it would have some value. It would provide a marker for developers, who were now being carefully assessed by the Ministry of Justice. He thanked the Town Council for the opportunity to carry out this joint working.

The Committee was pleased with the proactive collaboration with the Civic Society and the Position Statement was accepted. A few comments and amendments were made and noted by the Committee Clerk, who advised that some minor technical points had also been raised by West Dorset District Council. It was agreed that the Town Clerk should make any final amendments before the Position Statement was considered by Council for approval.

A number of concerns were made about the deteriorating condition of the riverside garden within the Prison boundary. This area was an important feature of the river walk and it was attractive to both tourists and residents. Members agreed that their concerns should be raised with the Ministry of Justice and that they should be requested to maintain the riverside garden.

The Chairman gave her thanks to the Civic Society, Simon Williams and the Town Council staff involved in producing the Position Statement.

**Resolved:**

- i) That the Town Clerk should make the final amendments to the Dorchester Prison Site Position Statement on Future Development and Uses and that the Planning and Environment Committee recommended that the final version is approved by Council on 23 September 2014.
- ii) That a letter is sent to the Ministry of Justice expressing the Town Council's concerns about the deteriorating condition of the riverside garden and asking that they maintain it.

Councillor Potter left the meeting.

**33. Planning Applications**

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

**Resolved**

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

Councillor Loakes left the meeting after consideration of WD/D/14/001915.

Councillor Potter rejoined the meeting.

**34. Dorset County Council's timetable for the consideration of requests for parking restrictions**

The Chairman advised that a Member had raised a concern about Dorset County Council's timescale for considering requests from the Town Council for parking restrictions.

The Committee noted that all Town Councils were in a similar position and they were reminded that the parking restrictions requested in Wessex Road were the Town Council's priority item. Members agreed that Dorset County Council should be advised that the Town Council would appreciate early consideration of its requests.

The Committee Clerk raised the issue of the action being taken by Dorset County Council in addressing parking issues in the Queen's Avenue area and Members agreed that Dorset County Council should be asked for a progress report.

**Resolved**

- i) That Dorset County Council be advised that the Town Council would appreciate early consideration of its requests for parking restrictions.
- ii) That Dorset County Council be asked for a progress report on the action being taken to address parking issues in the

Queen's Avenue area.

Councillor Canning left the meeting.

35. **Car Parking Issues**

The Committee discussed the points they wished to raise with West Dorset District Council's Parking Manager when he attended their meeting on 6 October 2014. A key issue was the need for a co-ordinated approach by all the authorities across the Town. Mention was made of the lighting in the Upper Fairfield car park and it was questioned whether the current provision was legal. Concerns were raised about the bollards in New Street as there was evidence that they were not always being raised.

**Resolved**

That West Dorset District Council and Dorset County Council be advised of the Town Councils concerns about the apparent lack of raising of the bollards in New Street and they be asked to confirm the operational regime.

36. **Waste Report**

The Chairman reported that Dorset County Council was actively looking at alternative waste sites for the Town.

**Resolved**

That the implications of the new Bournemouth, Dorset and Poole Waste Plan be noted.

37. **Consultation on Further Proposed Changes to the new Local Plan for West Dorset, Weymouth and Portland**

The Committee noted the proposed changes to the Local Plan and the accompanying Sustainability Appraisal and a concern was raised about the revision to FPC3 that proposed the reduction to the target for new jobs in the area.

**Resolved:**

That Town Council's comments on the Further Proposed Changes to the new Local Plan for West Dorset, Weymouth and Portland be submitted to West Dorset District Council via DorsetForYou.

38. **Decisions on Planning Applications**

The Committee noted the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications.

39. **Urgent Item**

There were no urgent items.

**Chairman**

## Dorchester Town Council

**Planning applications considered by the Planning and Environment Committee on 1 September 2014****1. WD/D/14/001915**

Damers First School, Liscombe Street Dorchester

New build First School (20 classrooms) with hall, meeting rooms, parking church and associated landscaping

The Committee noted the representations, submitted on the application, raising concerns about the limited levels of parking available on the site and, while accepting this parking provision met DCC's requirements/standards, they appreciated the impact the additional traffic created by the school could have on the amenity of local residents.

The Committee were particularly concerned that the hall on the site should be fully available for community use as detailed in the Supplementary Planning Document – Poundbury Development Brief – December 2006. The relevant points being:

'Objective of Development Brief: to identify the community facilities.'

'Objective for the development: provide community facilities to meet the needs of new residents'

'Land Use: Community facilities will be provided including a further community hall.'

'Community hall: The Brownsword Hall in Pummery Square, on Phase 1 of the development, is successfully meeting the needs of the early phases of development but a larger hall will be needed for the additional. The additional hall should be located so that it is within easy walking distance for as many residents as possible. It should include a main hall sufficiently large to accommodate 300 people, and should include a range of rooms of varying sizes so as to enable flexible use. The main hall should be capable of accommodating a range of community uses, which could include performances by amateur or touring theatre or music groups. It is therefore important that the design takes into account the special technical requirements (acoustics etc) necessary for performance. The potential for accommodating the hall in the central square, or as a shared facility (for example with the new school) is outlined in paragraph 4.6.'

With these points in mind, the Committee recommended that a planning condition be added to any approval, through a Section 106 agreement, that no unreasonable restrictions shall be placed on hirers of the community hall space and that arrangements shall be put in place to ensure that there is sufficient availability of the community hall space for adequate and open community use.

**2. WD/D/14/001764**

1 NONESUCH CLOSE, DORCHESTER, DT1 2SW

Replace an existing rear conservatory with a two storey extension

No objection.

**3. WD/D/14/001838**

7 OLGA ROAD, DORCHESTER, DT1 2LY

- Single storey flat roof rear extension  
No objection.
4. **WD/D/14/001952**  
2 LANCASTER ROAD, DORCHESTER, DT1 1QH  
Alterations to roof replacing flat-roofed dormer with gabled section of roof  
No objection.
  5. **WD/D/14/001816**  
42 BALMORAL CRESCENT, DORCHESTER, DT1 2BW  
Build up over existing attached garage to form a new bedroom  
No objection.
  6. **WD/D/14/001817**  
4 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AQ  
Porch to front of house  
No objection.
  7. **WD/D/14/001959**  
69 QUEENS AVENUE, DORCHESTER, DT1 2EP  
Single storey side & rear lean-to extension. Internal alterations Loft conversion  
No objection.
  8. **WD/D/14/002010**  
87 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA  
New main entrance porch  
No objection.
  9. **WD/D/14/001863**  
17 CLARENCE ROAD, DORCHESTER, DT1 2EU  
Erect extensions, raise height of entrance gate and piers  
No objection.
  10. **WD/D/14/001538**  
SOUTH WALKS HOUSE, SOUTH WALKS ROAD, DORCHESTER, DT1 1UZ  
Installation of flag pole on grass bank opposite main entrance  
Recommend refusal. The flagpole was considered to be an unnecessary and inappropriate addition to the Conservation Area, particularly as South Walks House already has a flagpole, and the development would not enhance the Conservation Area.  
As such the development is contrary to Policies SA21 and DA7 of the Adopted West Dorset Local Plan (2006), Policy ENV 4 of the Emerging West Dorset and Weymouth and Portland Local Plan and Part 12 of the NPPF (2012).