

Dorchester Town Council

Planning and Environment Committee

30 November 2015

Present: Councillors R. Biggs, T. Harries, S. Hosford (Chair), S. Jones, T. Jones, F. Kent-Ledger

Apologies: Councillors B Armstrong-Marshall, C. Biggs, A. Canning, R. Potter and M. Rennie

Also Present: Councillor G. Duke

137. Minutes

The Minutes of the meeting of the Committee held on 5 October 2015 were confirmed and signed by the Chairman as a correct record.

Minute 129/15

An east ward councillor summarised the concerns about traffic in Lubbecke Way which included parking, traffic speeds, the width of the road and the hazard of ducks crossing the road.

In regards to Lubbecke Way, the Clerk to the Committee reported the comments of Dorset County Council officers. The officers were content with the planning process for the road that had been designed as a relief road for St George's Road and a Stage 2 Road Safety Audit had been undertaken which had raised no issues or concerns.

Dorset County Council would review and monitor the road when it was operating and would assess whether changes needed to be put in place. The rationale for any changes would need to be evidence based.

The Town Clerk had suggested that the Council could install duck warning signs on its land and Magna Housing could be asked to do something similar.

Councillors discussed the situation in the road and agreed that until the road was fully operational and any real problems had become apparent, there was little action that could be taken. Members also agreed that they would not want signs installed on the grassed area adjoining the river but would support appropriate signage on the Magna Housing land.

Resolved

That Magna Housing be asked if they would agree to duck warning signs, provided by the Town Council, being installed on their land at appropriate site/s in Lubbecke Way.

138. Minute Update Report

Minute 116/15 (7 September 2015)

Parking Issues

The Committee noted the letter sent from Historic England to West Dorset District Council (WDDC) regarding the installation of solar lights in Wollaston Fields car park. Members commented on the lack of consultation and considered that, as the local planning authority, West Dorset District Council should be setting an example of best

practice. They also considered that it would not be appropriate to install this type of solar lights in the Fairfield car parks as these were also in the Dorchester Conservation Area.

Minute 116/15 (7 September 2015)

Bollards in New Street

The Committee discussed the issues relating to the change of arrangements for the bollards in South Street and New Street and the impact this was having.

A Member suggested that Dorset County Council be asked to install a traffic tube at the junction between New Street and South Street to collect data on the actual traffic using this junction and this was supported.

The Chairman agreed to contact the Dorchester BID to see if their members were able to become involved in monitoring the situation in both streets.

Minute 121/15 (21 September 2015)

Dorset Waste Plan Consultation

The Committee noted the update to the Dorset Waste Plan Consultation and were surprised at the limited response to the consultation. A Dorset County Councillor said that once site allocations were agreed it was unlikely that work would begin due to budget restraints.

Resolved

- i) That the Committee Clerk arranges a meeting between WDDC's Head of Assets and Infrastructure, the Town Clerk, the Chairman of the Planning and Environment Committee and another Councillor to discuss the Town Council's concerns about the installation of the solar lights in Wollaston Fields car park.
- ii) That Dorset County Council be requested to install a traffic tube at the junction of New Street and South Street for a week to collect data on the actual traffic using this junction when the TRO times are in force.
- iii) That the Minute Update report be noted.

Councillor T Jones left the meeting.

139. Dorchester Area Community Partnership (DACP) Report

Members noted the DACP report and very positive comments were made about the work of the Friends of the West Station.

The future of the DACP, following WDDC's service review, would be the main item for consideration at their Steering Group meeting in January 2016 and the Town Council's decision on future funding was mentioned.

140. Planning Applications

As a member of West Dorset District Council's Development Control Committee, Councillors S. Jones did not participate in this agenda item.

The Committee considered the planning applications referred to the Council for comment

by West Dorset District Council.

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.

141. Requests for New Parking Restrictions

The Committee Clerk explained the background to drawing up a standard form for residents to use when submitting requests for new parking restrictions to the Town Council. Members agreed that the form should be useful and should be adopted.

A Member commented on the complexities of the residents' permit schemes in the Town and gave an example of a simplified scheme elsewhere. The Committee was informed that Dorset County Council was about to review their scheme across the County and Town Councillors should seek to inform this review.

A Member raised the issue of people parking on the grassed area between Damers and Bridport Roads, at the northern end of these roads, and options for controlling and resolving this were discussed.

Resolved

- i) That residents requesting the Town Council's support for new parking restrictions be required to complete a form, with full details of their request, for consideration.
- ii) That Dorset County Council, as the responsible authority for the land between Damers and Bridport Road, be asked for their suggestions to prevent parking on this area.

142. Application for Tree Works

A ward councillor explained that the beech tree at 8 Syward Close was one of the original, remaining trees on the estate and she asked that the Town Council recommend that the tree was pruned rather than felled.

The Committee Clerk reported that WDDC had indicated that this application would be refused.

Members understood the ward member's concerns but also noted the effect the tree was having on retaining walls and the safety concerns of the residents.

Resolved

That WDDC be advised that the Town Council recommends refusal of application WD/TP/15/00349.

143. Decisions on Planning Applications

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note.

Chairman

Dorchester Town Council**Planning applications considered by the Planning and Environment Committee on 30 November 2015**

1. **10 SALISBURY STREET, DORCHESTER, DT1 1JU**
WD/D/15/002468 Listed Building Consent
Install secondary double glazing on 12 windows.
Dorchester Conservation Area and Grade II Listed Building
No objection

2. **GATEWAY HOUSE, 1 HIGH EAST STREET, DORCHESTER, DT1 1HS**
WD/D/15/002572 Listed Building Consent
Replace the existing flat roof rooflight with 2no. new rooflights. Block in existing kitchen window & form dummy window
Dorchester Conservation Area and Grade II Listed Building
Recommend refusal. The formation of the dummy window would not conserve or enhance the Listed building and it would not contribute positively to the maintenance and enhancement of the character of the building, which is in a prominent position at the start of the high street, or the Conservation Area. The development would therefore be contrary to Policy ENV. 4 and ENV. 10. of the Local Plan adopted October 2015.
However, the Committee would support the kitchen window being bricked up (without being painted to resemble panes of glass) to match the brickwork of the rest of the building and keeping the contrasting lintel brickwork.
The Committee did not object to the roof works proposed.

3. **KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3BW**
WD/D/15/002422
Illuminated sign of mild steel construction consisting of individual flat lettering depicting 'BRACE of BUTCHERS', each letter 500mm high, total width 4000mm, illuminated by shaded strip lighting above.
No comment as approved on 26 November 2015.

4. **MILL HOUSE, MILLERS CLOSE, DORCHESTER, DT1 1SS**
WD/D/15/002482
Reconstruction of store (Retrospective)
No objection

5. **WENTWORTH, 2 DAMERS ROAD, DORCHESTER, DT1 1RQ**
WD/D/15/002601
Erect single storey flat roof rear extension
Dorchester Conservation Area
No objection

6. **1 DIANA CLOSE, DORCHESTER, DT1 2QY**
WD/D/15/002398
Remove existing porch and replace with cloakroom
No objection

7. **67 QUEENS AVENUE, DORCHESTER, DT1 2EP**
WD/D/15/002435
Rear dormer window to loft
No objection

8. **25 TREVES ROAD, DORCHESTER, DT1 2HE**
WD/D/15/002568
Erection of an timber framed garden room replacing existing garden room & replacement windows to rear elevation.

9. **1 WADEBRIDGE LANE, POUNDBURY, DORCHESTER, DT1 3AY**
WD/D/15/002402
Erect single storey flat roof rear extension
No objection

10. **17 BUTTERMARKET, POUNDBURY, DORCHESTER, DT1 3AZ**
WD/D/15/002635
Change of use of commercial retail unit to Cafe/Delicatessen & sandwich bar (Mixed Use A1/A3)
No objection to the change of use. However, the Town Council request that, if approved, a planning condition be added restricting the hours of use from 9.00am to 5.30pm (as would have been relevant to retail use) to protect the amenity of neighbouring residents as per Policy ENV. 16 of the Local Plan adopted October 2015.