

Dorchester Town Council

Planning and Environment Committee

5 December 2016

Present: Councillors C. Biggs, A. Canning, J. Hewitt, S. Hosford (Chairman), F. Kent-Ledger, T. Loakes, R. Potter and M. Rennie
Apologies: Councillors R. Biggs, T. Harries, S. Jones and T. Jones
Also Present: Councillor G. Duke

48. **Declaration of Interest**

Councillor Potter stated that as a member of WDDC's Planning Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning applications at this meeting.

49. **Minutes**

The Minutes of the meeting of the Committee held on 7 November 2016 were confirmed and signed by the Chairman as a correct record.

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

The Town Clerk presented his report and advised the Committee that officers needed a steer on how the Council wished to respond to the upcoming consultation on the review of the West Dorset and Weymouth & Portland Local Plan, particular points for Members to consider were contained within the report. Consideration needed to be given as to whether the Town Council wished to challenge any parts of the Local Plan or influence local planning policy through a Neighbourhood Plan. Either option would require specialist advice and support and there was a budget allocation for this.

Following the presentation by the WDDC officers, the Committee would be asked for its recommendation on the direction the Town Council should take.

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

Hilary Jordan, Corporate Manager – Planning (Community and Policy Development) and Trevor Warrick, Spatial Policy and Implementation Manager for WDDC gave a powerpoint presentation on the District Council's review of the West Dorset and Weymouth & Portland Local Plan.

They spoke about the background to the adoption of the Plan, the requirement for additional housing numbers, the constraints for the development of Dorchester, the evidence required to support the review, proposed site options for the consultation and the consultation process itself. Particular emphasis was given to the comments made by the Local Plan Inspector and the direction he had given to WDDC for its review of the Plan.

Members raised a number of points including the various infrastructure requirements for future development, the credibility of the evidence used by the Local Plan Inspector and the possibility of expansion of other towns across the Local Plan area. They also asked

about the potential benefits and challenges of the Town Council undertaking a Neighbourhood Plan.

The Committee was advised that it could be complicated to produce a Neighbourhood Plan for a town that was already identified to provide housing development through the Local Plan, although the process itself could be positive in terms of community engagement. Locally, Gillingham was a town in a similar position. An important consideration was what the Town Council wanted to achieve from a Neighbourhood Plan.

In view of the time taken over this item, the Committee did not want to rush its decision on the action to be taken by the Town Council, plus there were a number of public attending for further agenda items, therefore it was agreed to continue consideration of this item at the end of the meeting, time permitting.

The Chairman thanked the WDDC officers for their useful presentation and they offered more advice or to attend further meetings if needed through the consultation period.

52. **Requests for Additional Parking Restrictions**

The Community Highway Officer Dorchester, Dorset County Council attended the meeting to give advice on the requests received for additional parking restrictions. He reported that DCC had £50,000 to cover all costs of new Traffic Regulation Orders for 2017/18.

a) Queen's Avenue

The Community Highway Officer had reviewed the request for an additional stretch of double yellow lines and considered, from the standard scoring scheme that this request did not score very highly and therefore, with the resources available, it was extremely unlikely to be delivered.

Several local residents addressed the Committee explaining the incidents they had witnessed and expressing their extreme concerns for the safety of young schoolchildren crossing the road at the problem point. The most recently installed double yellow lines appeared to have exacerbated the situation and the traffic in the road was creating a dangerous situation. They considered that child safety should take precedence over any other factors.

The Community Highway Officer did not consider that additional double yellow lines would solve the problems and suggested that an option to resolve the situation would be for the residents affected to pay for access protection markings. He answered questions about the rationale for the original double yellow lines being installed and commented on finance and safety issues.

Members discussed the points raised and agreed on balance that the local residents in the affected area should consider paying to have access protection markings installed in front of their driveways in the first instance.

Resolved:

That the Town Council did not support the request from a group of Queen's Avenue residents for a stretch of additional double yellow lines (from Nos. 37 to 47).

b) Duke's Avenue

The Community Highway Officer explained that the request for a residents' parking permit scheme was different to a request for parking restrictions marked on street. DCC was currently undertaking a study into parking issues across the town with the aim of making improvements through a town wide parking strategy that could include controlled parking zones. There was a possibility that this could be implemented in advance of local councils moving to a unitary authority but in the meantime DCC would not be considering requests for individual schemes and he quoted the Monmouth Road area request as an example.

Local residents explained the problems in the area and had noted that the situation was getting progressively worse. They had collected signatures from another 40 residents in the area supporting the request for a residents' parking permit scheme.

The Committee appreciated DCC's position but considered that it should be made aware of the request from Duke's Avenue area residents and of the Town Council's support for this scheme to improve the parking situation for them. It was appreciated that there was further work to be done to refine a final scheme but this outline scheme should be added to the Town Council's priority list for 2017/18. It was suggested that residents involve ward councillors with progressing a final scheme.

c) Louise Road

The Town Council had received a request for parking restrictions in a stretch of Louise Road and the Community Highway Officer advised that from the standard scoring scheme this request did not score very highly and therefore, with the resources available, it was extremely unlikely to be delivered. Additionally, from the evidence provided, it was unclear how the restriction requested would address any parking problems.

The Committee considered the request and, taking into account their knowledge of the area and the advice of the Community Highway Officer, they did not support the request.

Resolved:

That the Town Council did not support the request from local residents for limited waiting parking restrictions on a stretch of Louise Road, from its junction at Maud Road to a point 139.48 metres from that junction.

53. Traffic Regulation Order Requests

Further to Minute 52/16, the Committee agreed their priority order for requests to Dorset County Council for additional parking restrictions/schemes for 2017/18.

Resolved:

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.
- 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).

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

The Committee Clerk detailed the revised Traffic Regulation Order, explaining that parking between the now unused bus stop under Dorchester West Station railway bridge and the chip shop would be unaffected and the bus stop would be incorporated back into the highway.

Resolved:

That Dorset County Council be advised that the Town Council supports the DTEP: Damers Road/Williams Avenue Junction Improvements Proposed Traffic Regulation Order (Revised).

55. **Planning Applications**

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

With regards to planning application WD/D/16/002361, the developer addressed the Committee outlining the application and confirming that there would be no A3 use on the site. Additionally, a member of the local residents' group that had previously objected to earlier applications for the site advised that, following consultation, the group now had no objection to the scheme.

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.

57. **Standing Orders**

In accordance with Standing Order 3. u), it was

Resolved

That the meeting would continue beyond 2 hours duration.

58. **British Telecom Consultation on the Removal of Public Payphones**

The Committee considered BT's proposal to remove the public payphones at Fordington Cross and Wessex Road. There were concerns about the removal of the payphone at Fordington Cross (DT1 1LD) due to the proximity of two youth centre facilities and a

vulnerable youths' hostel. Additionally, from the information provided there still seemed to be reasonable usage of this payphone.

Resolved

That West Dorset District Council be advised that the Town Council does not support the removal of the public payphone at Fordington Cross (DT1 1LD) due to the proximity of two youth centre facilities and a vulnerable youths' hostel. Additionally, there still seemed to be reasonable usage of this payphone.

59. **Decisions on Planning Applications**

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

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

Further to Minutes 50/16 and 51/16, the Committee agreed that the Town Clerk should be asked to arrange a special informal meeting of the Council, as soon as possible, to discuss how the Town Council should respond to WDDC's review of the West Dorset and Weymouth & Portland Local Plan and to consider if the Town Council should commission a Neighbourhood Plan. Additionally, consideration should be given to engaging a specialist to assist the Town Council with progressing either course of action.

It was suggested that contact be made with Gillingham Town Council to ask for any information or advice that they could offer if the Town Council was to pursue the Neighbourhood Plan option.

Resolved:

That the Town Clerk be asked to arrange a special informal meeting of the Council, as soon as possible, to consider the Town Council's response to WDDC's review of the West Dorset and Weymouth & Portland Local Plan, whether to commission a Neighbourhood Plan and whether the Council needed to engage specialist support for either.

Chairman

Dorchester Town Council**Agenda Item 7. - Planning applications considered by the Planning and Environment Committee on 5 December 2016**

1. **91-93 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LD - WD/D/16/002093 + WD/D/16/002094**
Replace wooden doubled glazed windows with UPVC
No objection
2. **BENNETTS COURT PRIVATE CAR PARK, COLLITON STREET, DORCHESTER - WD/D/16/002456**
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
No objection
3. **LIDL, THE GROVE, DORCHESTER - WD/D/16/002149**
Erect internally illuminated totem sign
Recommend refusal. The Committee considered that the proposed sign was contrary to Policy ENV14. of the West Dorset and Weymouth & Portland Local Plan in that by reason of its size, use of modern materials and illumination it would be detrimental to the local landscape and historic character of the Dorchester Conservation Area. Additionally the sign would not be compatible with the site's surroundings in terms its proportions and design and it would visually dominate the street scene and be harmful to the visual amenity of the Dorchester Conservation Area. The proposal would also be contrary to ENV 4. and advice within the NPPF.
4. **FLAT 5, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU - WD/D/16/001727**
Replacement of two front windows on the second floor from wood to UPVC
Dorchester Conservation Area
No objection
5. **3 MILLERS CLOSE, DORCHESTER, DT1 1SS - WD/D/16/002410**
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.
No objection
6. **SUITE F, GEORGIAN HOUSE, TRINITY STREET, DORCHESTER, DT1 1UB - WD/D/16/002482**
Change of use from Office Use (Class B1(a)) to a dwellinghouse (Class C3)
No objection
7. **82 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH - WD/D/16/002083**
Change of use to A3 & A5 use class. To open coffee shop/cafe and also sell take-away coffee & sandwich/rolls
No objection
8. **25 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY - WD/D/16/002416**
Erection of rear extension to form garden room & bedroom. Modified design of previous

approvals WD/D/14/000993 & WD/D/14/002679

No objection

9. **56 CELTIC CRESCENT, DORCHESTER, DT1 2TA - WD/D/16/002246**
Erect timber fence
No objection
10. **28 ROTHESAY ROAD, DORCHESTER, DT1 2DU - WD/D/16/002226**
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.
No objection
11. **SITE 2.22 WEST OF CORSTON STREET, BRIDPORT ROAD, POUNDBURY - WD/D/16/002361**
Create 1no. commercial unit and 30no. residential units arranged in seven blocks with associated garages, parking & landscaping
No objection. The Committee were pleased to see that, following two withdrawn planning applications for the site, the developer had carried out meaningful consultation with the local residents' group and that a scheme had now been achieved that was acceptable to all.

Additional Applications

12. **30 TRINITY STREET, DORCHESTER, DT1 1TT - WD/D/16/002538 (Advertisement)**
Restaurant Logos fixed to Signage Panel above Shop Front & Roundel to entrance door.
Vinyl lettering.
No objection
13. **AGRICULTURE HOUSE, ACLAND ROAD, DORCHESTER, DT1 1EF - WD/D/16/002407 Listed Building Consent**
Demolition of load bearing walls and alterations to form an open plan office
No objection subject to the Conservation Officer being satisfied with the application.