

Dorchester Town Council

Planning and Environment Committee

8 January 2018

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

43. **Declarations of Interest**

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

44. **Minutes**

The Minutes of the meeting of the Committee held on 4 December 2017 were confirmed and signed by the Chairman as a correct record.

45. **Minute Update Report**

Minute 32/17 (6 October 2017)

South Western Railways 2018 Timetable Consultation

Members were surprised to hear that DCC had supported South Western Railways proposals to change the rail timetable.

Minute 38/17 – Poundbury Signs

The Committee noted the response from the Duchy of Cornwall regarding the reasons why black and white Poundbury signs had been installed by DCC rather than brown tourist signs. An east ward Member suggested that signage should be put in to identify the Fordington area but at the vote this was lost.

Minute 40/17 (4 December 2017)

Dorchester Middle School

Members noted that new signage had been installed and the road markings had been repainted outside of the school entrance on Coburg Road.

Minute 94/16 Herringston Road Kerb Stones (2 May 2017)

The Chairman outlined the problems with the erosion of the verges along a limited stretch of Herringston Road and the Committee agreed that the Town Council should install 'no parking of the verge' signs, to be relocated from South Court Avenue, at the affected areas. It was noted that DCC had agreed to this in principle.

Resolved

That the Minute Update Report be noted and that 'no parking on the verge' signs should be installed in the eroded verges in Herringston Road.

46. **Planning Applications**

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.

47. **Local Plan Review – Next Steps**

The Committee had a long discussion on the issues raised in the Town Clerk's report regarding the next steps to be taken in relation to the Local Plan and the 'north Dorchester' site.

Key issues discussed regarding the 'north Dorchester' site included ensuring the provision of the right housing density (similar to Poundbury) on site, problems with connectivity of the site, potential high infrastructure costs, viability issues, the key importance of affordable housing plus a masterplan for the site and the use and value of agricultural land in the future. A Member pointed out the historical role of this area and its unique value to Dorchester.

In considering the option of development at Crossways, Members understood that this was unlikely to come forward in the near to mid future.

Members highlighted the lack of response and engagement of Dorchester residents with the 'north Dorchester' site and agreed that it would be useful for this to be given a higher profile to ensure that there was public awareness and also to be able to gauge the response.

The Committee agreed that it would be useful to liaise with Charminster and Stinsford Parish Councils about their views on the 'north Dorchester' site and possible joint working and also that FERIA Urbanism should be engaged again to assist the Town Council.

Members then discussed practical options for moving forward on the points agreed and noted the timescales for further consultation and local government reorganisation.

Resolved

- i) That the Town Clerk be asked to make appropriate arrangements to bring details of the North Dorchester Consortium's proposals to the attention of Dorchester residents.
- ii) That representatives of Charminster and Stinsford Parish Councils be invited to meet with Dorchester Town Council representatives to discuss each council's current views on the North Dorchester Consortium's proposals and to consider if there is scope for future joint working in response to this.
- iii) That following the joint meeting with the parish councils, a meeting be arranged with FERIA Urbanism to discuss the next steps the Town Council wishes to take in response to the North

Dorchester Consortium's proposals.

48. Request for Pedestrian Access Improvements

The Committee Clerk presented the request from a local resident, supported by the Dorchester Access Group, for a number of dropped kerbs in the old Poundbury area.

Members asked a number of questions about the request which they agreed to support.

Resolved

- i) That DCC be advised that the Town Council supports the request for dropped kerbs at the following points:
 - a) Both pavements at the junction of Malta Close and Normandy Way;
 - b) On the pavement opposite the dropped kerb leading to the drive of 2 Normandy Way/junction to Wyvern Close;
 - c) Both pavements at the junction of Holly Close and Normandy Way; and
 - d) Both pavements at the junction of Fir Tree Close and Normandy Way.
- ii) That DCC be advised that the Town Council also requests that white access protection markings are painted where any of these dropped kerbs are put in and also that a similar line be painted where the dropped kerb already exists on the south pavement of the junction of Poundbury Road and the entrance to Poundbury West Industrial Estate (opposite Wessex FM).

49. No 5 Bus Service

An east ward councillor explained the situation with First Wessex's decision to withdraw their No 5 service and she pointed out the impact this would have on residents in the east of Dorchester and outlying villages.

A Dorset County Councillor gave an update on DCC's negotiations with the bus companies and he also commented on the importance of this service.

The Committee considered that the Town Council should offer its support to the residents affected by the withdrawal of this service, which could also affect the economy of the town.

Resolved

That DCC be advised that the Town Council is very concerned about the serious negative impact the withdrawal of First Wessex's No 5 bus will have the residents of the east of Dorchester and the villages it serves and potentially the economy of the Town.

50. Planning Issues to Note

The Committee noted the decisions on planning applications and withdrawn applications.

51. **Urgent Item**

The Committee noted the final consultation on the Bournemouth, Dorset and Poole Pre-Submission Draft Waste Plan and although comments were being requested on the legal process of the Plan, Members wanted to resubmit their objection to the ongoing commitment to the Louds Mill site, which they considered was a totally inappropriate site.

Resolved

That Town Council's response to the Bournemouth, Dorset and Poole Pre-Submission Draft Waste Plan be resubmitted together with the additional comments made by the Planning and Environment Committee regarding its response.

Chairman

Dorchester Town Council**Dorchester Town Council – 8 January 2018****1. BUCKBURY MEWS ROUNDABOUT, JUNCTION OF CULLIFORD ROAD, LUCETTA LANE, DORCHESTER - WD/D/17/002741**

Display of 4 no. non illuminated roundabout sponsorship signs

Recommend refusal.

The installation of four roundabout signs, creating highway clutter, would be harmful to the open green nature of the roundabout, and street scene, and visual amenity of the area which is immediately adjacent to the Dorchester Conservation Area. It would therefore be contrary to Policy ENV. 4 of the adopted Local Plan. Additionally, Members were concerned that the signs could be distracting to drivers in an area that was very busy with school traffic, both vehicular and pedestrian.

**2. 3 MILLERS CLOSE, DORCHESTER, DT1 1SS
WD/D/17/002479**

Change of use from B8 to Sui-Generis (car sales showroom), remove 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 and annexation for the adjacent car park

WD/D/17/002781

Installation of 2 number fascia signs - 1 number internally illuminated sign and 1 number un-illuminated sign

No objection

3. FIRST FLOOR OFFICE, 34A HIGH WEST STREET, DORCHESTER,DT1 1UP - WD/D/17/002672

Change of use of first floor office from B1 (office) to C3 (residential)

No objection

4. WESSEX WATER LTD, WESSEX ROAD, DORCHESTER, DT1 2NY - WD/D/17/002728

Replacement of 3no. antennas of the existing water tower, relocation of 1no. antennas, replacement of feeder trays, replacement of equipment housing within the existing cabin, along with ancillary works.

No objection

5. TOP O TOWN ROUNDABOUT, HIGH WEST STREET, DORCHESTER - WD/D/17/002739

Display 3 no. non illuminated roundabout sponsorship signs

Recommend refusal. The Committee supported the objection made by Dorchester Civic Society and agreed that this roundabout and junction is already cluttered with numerous directional and warning signs for both vehicles and pedestrians, as well as commercial advertising on adjacent buildings. This roundabout is at a key point within the Dorchester Conservation Area and the installation of these additional signs would not conserve or enhance the Conservation Area. Additionally there would be no public benefit to these proposals and overall this proposal would be contrary to Policy ENV. 4 of the adopted Local Plan. The Committee also considered that the addition of these signs would create further distractions for drivers in particular at this extremely busy junction, possibly the busiest in the Town, and this would be detrimental to highway safety.

6. **OLD SHIRE HALL, HIGH WEST STREET, DORCHESTER - WD/D/17/002207**
Install external signage to the front facade
No objection
7. **6 CATERS PLACE, DORCHESTER, DT1 1YB - WD/D/17/002775**
Installation of 12 photovoltaic panels on rear roof
No objection
8. **1 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/17/002746**
Erection of a first floor link and erection of a timber boundary fencing
Recommend refusal. The Committee considered that the installation of a 1800mm timber panelled fence immediately on the boundary of the property would interrupt the open character of street frontages in the area, providing a dominating and unfriendly façade. The proposed boundary would form an incongruous feature, which would integrate poorly with the distinctiveness of the local area. As such, it would be a detriment to visual amenity and would be contrary to Policy ENV10 of the West Dorset, Weymouth and Portland Local Plan (2015).
9. **DAMERS FIRST SCHOOL, DAMERS ROAD, DORCHESTER, DT1 2LB - WD/D/17/002700**
Change of use of former school (D1) to offices (B1), with associated car parking and cycle parking provision. Access improvements.
No objection
10. **2 LADOCK GREEN, POUNDBURY, DORCHESTER, DT1 3AU - WD/D/17/002467**
Erection of single storey flat roof rear extension
No objection
11. **157 DAMERS ROAD, DORCHESTER, DT1 2JP - WD/D/17/002805**
Erection of single storey rear extension
No objection
12. **TALL TREES, CULLIFORD ROAD NORTH, DORCHESTER, DT1 1QG - WD/D/17/002793**
Erection of single storey side extension
No objection
13. **LAND NORTH OF COMMUNITY HOUSE, BARRACK ROAD, DORCHESTER - WD/D/17/002723**
ERECTION OF BUILDING COMPRISING 10 SELF-CONTAINED APARTMENTS (PART TWO AND PART TWO AND A HALF STOREY) TOGETHER WITH 12 SURFACE PARKING SPACES. EXISTING WORKSHOP TO BE DEMOLISHED
No objection. However, as it was not clear from the plans, the Committee asked for confirmation that the existing car park to the rear (north west) of Little Keep would remain fully accessible from the Barracks House site.