

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

5th OCTOBER, 2009

At a Meeting of the Planning and Environment Committee held on 5th October, 2009:

PRESENT The Mayor (Councillor S.C. Hosford) and Councillors M.A. Allwood, R.M. Biggs, V. Black, A.J. Canning, T.C.N. Harries, L.E. Heath, C.M. Hebditch, F.E. Kent-Ledger (Chairman), R.B. Potter and M.E. Rennie.

In attendance:
Councillor A.J. Lyall.

APOLOGIES for absence were received from Councillors C.S. Biggs and E.S. Jones.

38. **MINUTES**

The Minutes of the Meeting of the Committee held on 7th September, 2009, adopted by Council on 29th September, 2009 were confirmed and signed by the Chairman as a correct record. The Minutes of the Special Meeting of the Committee held on 30th September, 2009, a copy of which was circulated to all Members at the Meeting, were taken as read and were confirmed and signed by the Chairman as a correct record.

39. **GRAVEL PATHS – POUNDBURY**

Further to Minute 21 the Mayor reported on her attendance at a meeting on 17th September, 2009 with representatives from the Dorchester Access Group and the Clerk to this Committee at the Duchy of Cornwall to discuss the issue of gravel paths within the Poundbury development.

The Mayor informed the Committee that she reiterated her concerns to the Duchy following the many complaints from residents within the development and the surrounding area who visited the local shops. The major concerns were that the gravel was slippery when wet, that it became trampled into houses and cars, was used as cat litter and got washed into drains.

Representatives from the Access Group had different concerns and felt that some areas within the development were “no-go areas” for disabled people and people with pushchairs and the depth of the gravel in some streets made it impossible for the visually impaired to negotiate tactile crossings.

In response the Duchy of Cornwall acknowledged that there was a problem and said that they were investigating how it could be improved. One treatment, which had been tried outside their offices, was a vast improvement but could not be pursued as it was prohibitively expensive. An alternative was now being explored whereby gravel would be rolled into the tarmac over a long period with the excess being removed.

The Mayor informed the Committee that the Duchy would request the developers to remove excess gravel and would investigate further the problems being experienced within Phase I of the development.

The Committee expressed its concern that access to the youth shelter and the doctors surgery in St. John Way was extremely difficult for the disabled.

Following discussion it was

RESOLVED

- (1) That the Town Clerk be requested to write to the Duchy of Cornwall informing them of the problems now being experienced by disabled people in negotiating St. John Way.
- (2) That the Town Clerk write to the Dorset County Council suggesting that the paths and roads should not be adopted until this problem is resolved and seeking clarification on how much additional clearance of gullies and drains is being carried out.

40. **DORSET COUNTY COUNCIL**

(a) Dorset Waste Forum

The Committee noted that the next meeting of the Dorset Waste Forum would be held at 9.30am on Thursday, 26th November at Bournemouth Sports Club, East Parley, Christchurch. The purpose of the meeting would be to update members on waste matters generally and to take part in site visits to Eco Sustainable Solutions, a composting site and to Hurn Materials Recycling facility.

It was

RESOLVED

That Councillor L.E. Heath represent the Council on this occasion.

(b) Draft Joint Commissioning Strategy for Carers

The Committee received and noted a shortened version of the County Council's revised and updated National Strategy for Carers.

It was

RESOLVED

That each Member should respond direct to the County Council if they wish by 16th October.

41. **TRAFFIC MATTERS**

(a) **Residents Parking – Icen Way**

The Committee received and considered a letter dated 18th September, 2009 from a resident of Icen Way requesting this Council to consider recommending the Dorset County Council to introduce residents parking in Icen Way.

It was

RESOLVED

That this item be referred for consideration by the Traffic Panel at its next meeting.

(b) **Fordington Green and Salisbury Field**

The Committee noted an e-mail from a Member requesting the Committee to consider further the problems of parked vehicles on Fordington Green and Salisbury Field. A Member informed the Committee that she had recently contacted Dorchester Police because the problem had become intolerable.

It was

RESOLVED

That this item be referred for consideration by the Traffic Panel.

(c) **Overnight Parking Charges – Town Centre Car Parks**

The Committee considered a request from a Member of this Committee to make representation to the West Dorset District Council for overnight parking charges to be implemented from 6.00pm to 6.00am and not 7.00pm to 7.00am as is the current practice.

It was

RESOLVED

That the Town Clerk be requested to write to the West Dorset District Council seeking the rationale behind the select times and suggesting that overnight charges should be from 6.00pm to 7.00am and seeking clarification on whether income has increased of late.

(d) **Park and Ride**

The Committee considered a suggestion from a Member of this Committee that the last park and ride bus which currently leaves at 5.45pm could be extended for a trial period to enable town centre workers to use the scheme.

It was

RESOLVED

That a request be made to the Dorset County Council to extend the scheme to 6.30pm for a trial period.

(e) Herringston Road

The Committee noted that at the Council meeting on 29th September, 2009 the Police had agreed to carry out a speed check in Herringston Road in an effort to reduce speeding traffic.

42. **GRIT BINS**

Further to Minute 65 (2008/09) the Committee considered whether to make provision in the estimates for 2010-11 for the purchase of additional grit bins and to replace the damaged bins following the inspection audit by the Council's Compliance Manager.

It was

RESOLVED

- (1) That provision be made in the estimates for 2010-11 for the purchase and replacement of grit bins.
- (2) That every effort be made to ensure the Council's logo is on the bins together with instructions for use.

43. **WEST DORSET DISTRICT COUNCIL**

(a) Trees

The Committee noted that the West Dorset District Council had approved the following tree works:

- To raise the canopies of 1 Whitebeam, 1 Yew and 11 Cherry trees at Fordington Cemetery;
- To remove branches and crown lift 1 Cherry tree at South Court Avenue;
- To crown lift and prune back 1 Hornbeam at 1 Moule Terrace;
- To perform crown clean and reduction and removal of deadwood to 13 Norway Maple at Charles Street;
- To fell 1 Maple at 15 St. Helen's Road.

(b) Working Together to Provide Community Infrastructure

The Committee considered whether to appoint a representative to attend a meeting on Monday 9th November to consider draft guidelines about planning obligations for community infrastructure.

It was

RESOLVED

That the Chairman of this Committee represent the Council at the meeting on 9th November, 2009.

44. **INFORMATION REPORTS**

The Committee received and noted the various reports which had been submitted for information.

(Councillor R.B. Potter left the meeting at this point.)

45. **PLANNING APPLICATIONS**

(a) Appeals

(i) PA 1/D/2009/0830 – Erect new dwelling at 16 Garfield Avenue

The Committee noted that an Appeal had been lodged with the Planning Inspectorate against the District Council's refusal of the above Application. The Appeal would proceed by way of written representation on or after 20th October, 2009.

(ii) PA 1/D/2009/1023 – Install 4 air conditioning condensing units at 42 Trinity Street

The Committee noted that this Appeal had been withdrawn and the Planning Inspectorate would take no further action.

(b) Withdrawals – PA 1/D/2009/0986 – Listed Building Consent to erect a bike shed and solar thermal panels at 36 High Street, Fordington

The Committee noted that this Planning Application had been withdrawn from the Planning Register.

(c) Generally

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

It was

RESOLVED

That the comments on the various planning applications as now agreed and set out at Appendix I be notified to the West Dorset District Council.

(Councillor A.J. Lyall left the meeting after Planning Application 10385 had been discussed.)

(Councillor R.M. Biggs left the meeting after Planning Application 10390 had been discussed.)

(The Clerk informed the Committee that she had a Personal Interest in Planning Application 10391 as the neighbour of the applicant.)

During consideration of the planning applications concern was expressed at the growing number of advertisement boards in the Town Centre and it was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council requesting that action be taken to remove advertisement boards from the highway.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 5th October, 2009:

1 10382

Replacing all existing 'Abbey' signs with new 'Santander' like for like at 3 Cornhill. 1/D/09/1377 (LB & CA)

No objection.

2 10383

Advertisement consent to change various illuminated & non-illuminated signs at 3 Cornhill. 1/D/09/1376 (LB & CA)

No objection.

3 10385

Construct new road, demolish existing farm buildings, convert existing barn into three dwellings and erect fifty one further dwellings and employment with associated garaging and access. Provide allotments and public open space at Red Cow Farm. 1/D/09/1378

The Council welcome this application, however, they do not think the formal play areas are necessary and the Town Council would not be willing to take them on. They are strongly of the opinion these areas should be public open space. The Council suggest that the developer should make a contribution towards improved pedestrian links to Kings Road play area.

4 10386

Drop kerb to provide vehicular access at Engineers House, Bridport Road. 1/D/09/1417 (CA)

No objection.

5 10387

Variation of condition 2 of p.p. 1/E/92/000331 to enable Ministry of Transport testing to be carried out in addition to the existing permitted uses at 1-2 North Square. 1/D/09/1431 (CA and Affects the setting of a Listed Building)

No objection.

6 10388

Change of use of retail unit to A2 (financial and professional services) Use Class at 3 Chaseborough Square. 1/D/09/1306

No objection.

7 10389

Erect new dwelling at 12 Wessex Way. 1/D/09/1388

Recommend refusal. The Council have serious concerns regarding the impact on the neighbours.

8 10390

Part garage conversion & new dormer window to form new dwelling at 35 Peverell Avenue West. 1/D/09/1220

No objection. The Council believe a condition should be imposed that this conversion must not be sold as a separate dwelling.

9 10391

Rebuild utility room. Alterations to bring annexe within the main house at 16 Lorne Road. 1/D/09/1470

No objection.

10 10392

Single storey wooden construction to cover hot tub & shed pool cover at 29 Syward Road. 1/D/09/1231

Recommend refusal. The Council have concerns regarding the height of the building and believe it will be a visual intrusion for the neighbours.

11 10393

Erect single storey extension at 4 Albert Road. 1/D/09/1454 (CA)

No objection.

12 10394

Advertisement consent to erect 2 internally illuminated rolled aluminium panel with backed up with "LANEHOUSE " graphics, 1 non-illuminated aluminium welcome panel, 1 non-illuminated wall mounted panel & 1 internally illuminated aluminium double sided totem at Compass House, The Grove. 1/D/09/1446 (Part of CA)

Recommend refusal of the two internally illuminated signs and the internally illuminated totem.

13 10395

Erect single & two storey rear extensions at 27 Bridport Road. 1/D/09/1441 (CA)

No objection.

14 10396

New window at Flat 3, 8 Durngate Street. 1/D/09/1459 (CA)

No objection.

15 10397

Listed building consent for external & internal alterations at 2 Salisbury Villas. 1/D/09/1516 (LB Grade II & CA)

No objection.

16 10398

Listed building consent for an extension & internal alterations at 4 Alington Terrace (LB Grade II and CA)

Withdrawn.

17 10399

Extension & internal alterations at 4 Alington Terrace. 1/D/09/1495 (LB & CA)

No objection.

18 10400

Single storey extension. Extend pitched roof over existing flat roof at 9 Mellstock Avenue. 1/D/09/1510

No objection.

19 10401

Variation of condition 4 of P.P. 1/D/08/000459 to allow use of building for Class B1 (Business) and Class B2 (General Industrial) at Unit 4, Parkway Farm Business Park. 1/D/09/1500

No objection.

20 10402

Variation of condition 2 of P.P. 1/D/09/000436 to allow use of building for Class B1 (Business) and/or Class B2 (General Industrial) at Unit 6a, Parkway Farm Business Park. 1/D/09/1503

No objection.

21 10403

Variation of condition 4 of P.P. 1/D/08/000459 to allow use of building for Class B1 (Business) and/or Class B2 (General Industrial) at Unit 6 B/C, Parkway Farm Business Park. 1/D/09/1499

No objection.

22 10404

Variation of condition 3 of P.P.1/D/08/001383 to allow use of buildings for Class B1 (Business) and/or Class B2 (General Industrial) at Unit 9/10 parkway Farm Business Park. 1/D/09/1501

No objection.

23 10405

Listed Building consent to install fire alarm system together with internal alterations for fire precautions at The Borough Arms, High East street. 1/D/09/1475 (LB & CA)

No objection.