

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

6th OCTOBER, 2008

At a Meeting of the Planning and Environment Committee held on 6th October, 2008:

PRESENT The Mayor (Councillor C.M. Hebditch) and Councillors M.A. Allwood, V. Black, A.J. Canning, T.C.N. Harries, L.E. Heath, S.C. Hosford (in the Chair) E.S. Jones, Trevor Jones and R.B. Potter.

In attendance:

Mr. T. Westwood, Transportation Manager, Dorset County Council.

APOLOGIES for absence were received from Councillors C.S. Biggs, R.M. Biggs, F.E. Kent-Ledger and M.E. Rennie.

34. **MINUTES**

The Minutes of the Meeting of the Committee held on 1st September, 2008 adopted by Council on 23rd September, 2008, were taken as read and were confirmed and signed by the Chairman as a correct record.

35. **DORSET COUNTY COUNCIL**

The Chairman welcomed Mr. T. Westwood, Transportation Manager to the Dorset County Council, who was attending the Meeting to discuss with Members the following:

(a) **Charles Street – Parking**

Mr. Westwood informed the Committee that the County Council was of the opinion that a formalisation of parking is required in this area to enable the Civil Enforcement Officers to act. At the moment neither they nor Police have any formal regulations to enforce.

The Dorset County Council was seeking this Council's support for the following proposal:

The area between the rear of the Hardye Arcade and South Walks would be subject to a traffic regulation order which would permit loading and unloading only. South Lodge and the two properties in Agra Place would need to purchase residents permits which would permit access to the area. The taxi rank would remain at its present location and five disabled bays would be marked at the rear of Hardye Arcade.

In response to a question Mr. Westwood confirmed that the position may change when work started on the Charles Street development.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council fully supporting the above proposal.

(Councillor T.C.N. Harries declared a personal interest in this matter due to his employment as a taxi driver.)

(b) Introduction of Pay and Display Parking on Various Roads in Dorchester

The Committee received and considered notes of a meeting held on 7th August, 2008 between Councillors Trevor Jones and S.C. Hosford and Mr. T. Mackle of Dorset County Council.

Mr. Westwood detailed the changes made and circulated to the Committee a map showing where the on-street parking would be together with a picture of the proposed meter which would be used.

He explained that all the major towns in Dorset would soon have pay and display on-street parking. He informed the Committee that parking in Dorchester must reflect the parking charges in Weymouth. In response to a question he confirmed that the income from on-street parking would be ring-fenced to off-set the expenses of operating the park and ride facility.

Mr. Westwood informed the Committee that parking in Trinity Street would be the most expensive due to its close proximity to the Town Centre

He then went on to detail the amendments which would be placed before the County Council's Roads and Rights of Way Committee at its meeting on 9th October, 2008. Across the whole affected area the maximum permitted pay and display time between 8.00am and 7.00pm would be one hour. Patrons of the Arts Centre would be allowed to use the County Hall car park free of charge, provided they displayed a ticket counterfoil in the windscreen. Resident permit holders in the Glyde Path Road, North Square, Princes Street and West Walks zones would also be able to park free of charge in County Hall between 6.00pm and 8.00am and several additional parking bays would be created in Glyde Path Road opposite the former dairy. To accommodate resident permit holders in the Great Western Road zone bays in front of the shops and along Weymouth Avenue to Fairfield Road would be converted to limited stay with resident permit exemption.

A Member informed the Committee that she did not like the appearance of the meters and expressed her disappointment that the signage must to stuck to walls. Mr. Westwood confirmed that the proposed meters were already in use within conservation areas in other towns. In response to a further question he confirmed that the meters would be emptied by the Civil Enforcement Officers on a regular basis and he would suggest that they should be responsible for ensuring that litter did not accumulate behind the machines.

A member expressed his concern that drivers were parking illegally in North Square and High West Street in the evenings and Mr. Westwood confirmed that on occasions the Civil Enforcement Officers worked in the evening but he would pass this concern to them.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council fully supporting the proposals and welcoming their adoption and that the thanks of this Council be extended to the County Council for their readiness to amend their original proposals following consultation.

(c) Dorchester Traffic and Environment Plan

Mr. Westwood informed the Committee that this proposal would be considered by the relevant funding Committee at the Dorset County Council later this year. A further business plan had been completed and he hoped that with the significant financial contribution from the West Dorset District Council and the fact that an Air Quality Management Area had been declared in High East Street it should achieve a higher priority.

Following discussion it was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council reiterating this Council's support for the proposal and recommending that it be accorded high priority and funding.

(d) Bridport Road – Speeding Traffic

The Committee received and considered a letter dated 30th September, 2008 from a resident of Bridport Road expressing her concerns regarding speeding traffic in the area and to consider further measures on how the speed of traffic between Damers Barn and the Sydney Arms could be reduced.

Mr. Westwood informed the Committee that the last time the Dorset Safety Camera Partnership employed a Speed Indicator Device at this site the average speed was 34mph. There was insufficient room for a cycle lane due to the residents parking and erecting more signage would be illegal as the presence of street lighting automatically denoted the 30mph speed limit. In response to a question Mr. Westwood confirmed that further traffic calming would be strongly opposed by the Highways Agency as this area must be able to take arterial traffic from the bypass if it was closed. In response to a further question Mr. Westwood confirmed that a pedestrian crossing will eventually be installed from the Hospital to the redevelopment on the former Olds St. Martins site.

Following discussion it was

RESOLVED

- (1) That the Traffic Panel be requested to give further consideration to the possible purchase of a Speed Indicator Device.

- (2) That the Town Clerk request the assistance of the Police in discouraging cycling on the pavement in this area.

(e) Victoria Park – Parking Restrictions

The Committee considered whether to support the Dorset County Council in its proposals to introduce parking restrictions in Queens Avenue, Coburg Road and Clarence Road as detailed in their letter dated 2nd October, 2008. During consideration of this item the Clerk informed the Committee that a section of Damers Road from Williams Avenue to the Victoria Road was without any form of traffic restriction and that the Committee had supported the proposal from the owners of Case and Brewer for limited waiting of 30 minutes for two parking spaces outside this shop similar to the restrictions currently imposed outside the shops on Damers Road fronting Williams Avenue.

Mr. Westwood confirmed that some form of waiting restriction was needed on this length of road.

It was

RESOLVED

- (1) That the parking restrictions as proposed be fully supported by this Committee.
- (2) That the Dorset County Council be requested to investigate the introduction of appropriate parking restrictions on the north side of Damers Road between Williams Avenue and Victoria Road.

36. **DORSET COUNTY COUNCIL – STRUCTURAL MAINTENANCE DRAFT LIST OF SCHEMES FOR 2009-2010**

The Committee received and noted a draft list of Highway Structural Maintenance Schemes for 2009/10.

Following discussion it was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council requesting that all businesses are consulted prior to works commencing.

(Councillor Trevor Jones left the meeting at this point.)

37. **WEST DORSET DISTRICT COUNCIL**

(a) **Proposed Changes to the Regional Spatial Strategy**

The Committee received and considered a copy report to the District Council's Policy Scrutiny Committee on 23rd September, 2008 regarding the proposed changes to the Regional Spatial Strategy. The District Council was seeking this Council's support in rejecting the proposed urban extension of 3,000 homes in Dorchester without the necessary funding for a northern bypass; even if the funding was committed the numbers proposed should be reduced to 900 to acknowledge that development could not start before 2020, as the infrastructure would need to be in place first.

It was

RESOLVED

That this Committee fully supports the above and is of the opinion that the failure of the regional Spatial Strategy to recommend more ambitious targets for renewable energy and sustainable construction should also be highlighted.

(b) **Trees**

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

- Crown lift 6 London Plane at County Hall;
- Fell 1 Plum and 2 birch trees at 18 Great Western Road;
- Fell 1 Redwood at 18 Prince of Wales Road;
- Reduce the crown of 1 Sycamore at 13 Syward Close.

(c) **Application for Road Closure Order – New Street**

The Committee received an application from the Dorset County Council for the closure of New Street from 9.00am to 4.00pm on Saturday, 11th October, 2008 to enable the erection of a marquee to promote recycling and waste reduction.

38. **ENGLISH HERITAGE – STREETS FOR ALL**

The Committee received and noted a copy publication from English Heritage, Streets for All – Practical Case Studies.

39. **DUCHY OF CORNWALL – COMMERCIAL PREMISES**

Further to Minute 33(b) the Committee received and noted a letter dated 16th September, 2008 from the Poundbury Development Manager to the Duchy of Cornwall indicating that certain works were in hand to improve the appearance of some commercial premises at Poundbury.

40. **ALLEYWAYS**

a Member referred to the alleyway between Fordington Fields and Thomas Hardye Gardens which was in urgent need of attention. She also expressed her concern that many of the alleys and footpaths in the town were untidy.

It was

RECOMMENDED

- (1) That the Town Clerk be requested to write to the Dorset County Council requesting that the necessary works be put in hand to tidy the footpath mentioned above .
- (2) That the Town Clerk be requested to ascertain which footpaths within the Town receive attention from the Dorset County Council.
- (3) That the West Dorset District Council be requested to clear the alleys and footpaths around the Town on an annual basis.

41. **NETWORK RAIL – INSTALLATION OF RAILWAY COMMUNICATIONS SYSTEM WITHIN WEST DORSET**

The Committee received and noted a letter dated 19th September, 2008 from the Development Services Division of the West Dorset District Council together with a letter and enclosures dated 4th September, 2008 from Network Rail concerning proposed works to replace the current analogue radio systems with a digital communication system. The Committee noted that the proposed works were permitted development under Class A of the Town and Country Planning Order 1995.

42. **INFORMATION REPORTS**

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

(Councillors E.S. Jones and R.B. Potter left the meeting at this point.)

43. **PLANNING APPLICATIONS**

- (a) **Appeal – PA 1//07/1642 – Erect additional dwelling at 127 Damers Road**

The Committee noted that this Appeal had been allowed.

- (b) **Appeal – PA 1/D/07/1518 – demolish boundary wall and relocate pillar to widen access at 97 High Street, Fordington**

The Committee noted that this Appeal had been dismissed.

- (c) Appeal – PA 1/D/08/540 – Develop land by erection of a block of 12 self-contained flats at York House, York Road

The Committee noted that an Appeal had been lodged with the Planning Inspectorate against the West Dorset District Council's refusal of this application and that the Appeal would proceed by way of written representation on or after 7th October, 2008.

- (d) Certificate of Lawfulness – Youth Shelter, Poundbury

The Committee noted that a Certificate of Lawfulness application had been submitted for the youth shelter on The Great Field, Poundbury and had subsequently been refused. A full planning application would therefore have to be submitted.

- (e) Withdrawals

The Committee noted that the following planning applications had been withdrawn from the Planning Register:

- PA 1/D/08/1393 – Internal alterations to split one industrial unit into two units, and erect 1.80m high security fence and gates across front of site at The Cleaning Centre, Grove Trading Estate.
- PA 1/D/08/1386 – Fascia sign; non illuminated replacement fascia panel projecting sign; non illuminated projecting sign at 8 High West Street.
- PA 1/D/08/1123 – Erect garage and utility extension at 6 Prince of Wales Road.

- (f) 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 M.A. Allwood declared an interest in Planning Application 10179 as an employee of Dorset County Museum.)

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 6th October, 2008:

1 10168

Erect new building for Class D1 (Non-residential institutions) and B1 (Business) use at Poundbury Parkway Farm. 1/D/08/1576

No objection.

2 10169

Listed Building consent to carry out internal alterations to provide new platform lift to first floor within main stairwell at the Corn Exchange. 1/D/08/1685 (LB & CA)

No comment as this is a Town Council application.

3 10170

Listed Building consent for change of use of launderette and taxi office to ceramic cafe. Carry out internal alterations at 16A - 16C High East Street. 1/D/08/1527 (LB & CA)

No objection.

4 10171

Change of use of launderette and taxi office to ceramic cafe. Carry out internal alterations at 16A - 16C High east Street. 1/D/08/1526

No objection.

5 10172

Advertisement consent to erect illuminated and non-illuminated signs at 14 Trinity Street. 1/D/08/1551

No objection.

6 10173

Erect two storey and single storey extensions, and new main entrance porch at 15 Duchy Close. 1/D/08/1602

No objection.

7 10174

Erect single storey extension to provide new garage, utility room, and kitchen extension at 49 South Court Avenue. 1/D/08/1729

No objection.

8 10175

Erect single storey extension at 54 Marie Road. 1/D/08/1689

No objection.

9 10176

Modify existing car park. Modify vehicular and pedestrian access at Middle Farm Business Park. 1/D/08/1707

No objection. The Council are of the opinion that another bollard is required by the crossing to stop drivers trying to turn in from Middle Farm Way.

10 10177

Variation of condition 2 of planning permission 1/E/2000/0471 to allow the sale medicines (prescription medicines; pharmacy medicines; over the counter medicines) at Tesco, Weymouth Avenue. 1/D/08/1801

Recommend refusal. The Council are of the opinion that the circumstances have not changed since 2000. The vitality of the Town Centre must be maintained.

11 10178

Replace wooden single glazed windows with upvc double glazed windows at 4 Russell Court. 1/D/08/1698

No objection.

12 10179

Listed Building consent to erect 4 oak framed public information boards at 22 High East Street. 1/D/08/1695 (Grade II & CA)

No objection. The Council welcome this proposal.

13 10180

Carry out internal alterations to provide additional bedroom at ground floor. Remove glazed pitch roof over conservatory and provide GRP flat roof and covered area. Install 2 windows at 12 Prince of Wales Road. 1/D/08/1812 (CA)

No objection.

14 10181

The proposal is to swap out the northwest Floodlight and place 3 antennas above the lights with one equipment cabinet and ancillary equipment. The whole pole match the existing galvanised Floodlight and

the Antennas to be painted Light Grey - RAL 7035. Total height 27.4m. The ground cabinet, painted Fir Green is 1.58m x 0.38m x 1.35m high. The small electricity cabinet is 0.36m x 0.17m x 0.89m high at the Dorchester Town Football Club.

No objection.

15 10182

Construct new road, demolish existing farm buildings, convert existing barn into 3 dwellings and erect 51 further dwellings and 615m² of employment floor space for B1 uses with associated garaging and access. Provide allotments and public open space at Red Cow Farm. 1/D/08/1818

No objection. The Council welcome this proposal, however, they do not think the formal play area is necessary and would be unwilling to take it on. They believe it should be public open space.

16 10183

Erect telecommunications whip aerial and associated equipment at Dorset Fire & Rescue Headquarters, Peverell Avenue West. 1/D/08/1910

No objection.

17 10184

Internal alterations to split one industrial unit into two units at The Cleaning Centre, The Grove Trading Estate. 1/D/08/1896 (Grade II LB)

No objection.

18 10185

Erect dormer window at 63 Alexandra Road. 1/D/08/1892 (CA)

No objection.