

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

7th DECEMBER, 2009

At a Meeting of the Planning and Environment Committee held on 7th December, 2009:

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

In attendance:
Councillor T. James.

APOLOGIES for absence were received from Councillors T.C.N. Harries and F.E. Kent-Ledger.

55. DORCHESTER WEST STATION

The Chairman welcomed Ms C. Phillips, Heart of Wessex Rail Partnership Officer, Mr. P. Jobson, First Great Western Stations Manager, Mr. T. Putman and Mr A. Hutchings, together with two representatives from Dorchester Area Partnership who were attending the meeting to discuss matters associated with Dorchester West Station.

Ms Phillips informed the Committee that the Partnership was reliant on Government subsidy to carry out its work and in response to a question she confirmed that there was no money left in the current financial year to supply a new shelter for Dorchester West Station. A Member suggested that grant funding was available from both this Council and the West Dorset District Council and that the Partnership should apply.

Ms Phillips went on to say that a lot of the stations between Weymouth and Bristol had been adopted by local people and the Partnership was keen to see Dorchester West Station adopted. Community involvement within a station was paramount and was important to the railway authorities, particularly when timetables were being discussed.

A representative from the Dorchester Area Partnership informed the Committee that they had funds available and were hopeful that this initiative could be implemented as soon as possible. They agreed with a suggestion that a 'friends' group could be formed in the future and it was agreed that every effort would be made to include an article in the next edition of Dorchester News.

In response to a question Mr Hutchings informed the Committee that 64,000 passengers had used Dorchester West Station in 2008 and the Heart of Wessex line had seen passenger numbers increase by 163.5% since 2003.

A Member expressed his concern regarding the amount of litter on the track and Mr. Jobson informed the Committee that only Network Rail employees were permitted onto the track itself to clear litter, so any friends group or volunteers could not carry out this procedure.

Concern was also expressed that National Rail enquiries had a tendency to direct passengers onto other lines, normally via London, rather than on the Bristol to Weymouth line: however the Heart of Wessex Rail Partnership had sent many leaflets to Birmingham New Street Station for distribution and it was hoped that this would bring about an improvement.

The Chairman thanked the representatives for attending the meeting.

(Councillor James left the meeting at this point.)

56. **MINUTES**

The Minutes of the Meeting of the Committee held on 2nd November, 2009, adopted by Council on 24th November, 2009, were confirmed and signed by the Chairman as a correct record. The Minutes of the Special Meeting of the Committee held on 24th November, 2009, a copy of which had been circulated to all Members of the Committee, were taken as read and were confirmed and signed by the Chairman as a correct record.

57. **DORSET COUNTY COUNCIL**

(a) **Review of Waiting Restrictions – Various Roads**

Further to Traffic Panel Minute 3 the Committee received and considered a letter dated 29th October, 2009 from Traffic Management, Dorset County Council dealing with concerns raised by the Panel as follows:-

Arbutus Close

Following objections from residents it was proposed to recommend the Roads and Rights of Way Committee to proceed with the original proposal of introducing double yellow lines up to the access of No. 2 on the western side but leaving a gap across the entrance to No. 1 and on the eastern side taking the lines to the access of No. 6. All accesses would remain unprotected in accordance with the wishes of the residents. The Committee had no objection to this proposal.

Icen Way/Heathcote Close

The Committee remained of the opinion that no further parking restrictions should be implemented in Icen Way until these residents, together with the rest of Fordington benefited from a Residents Parking Scheme and that South Walks Road should be available to residents as the current on-street parking is under used.

Holloway Road

The Committee noted that the proposed introduction of 'no waiting at any time' on Holloway Road outside 46 and 46a was on safety grounds as there was a drop of about one metre from the road to the front door of these properties and noted that guard railings would also be installed to prevent a serious hazard in the dark. The Committee now had no objection to this proposal.

Icen Way (near Durngate Street)

The Committee noted that one hour limited waiting outside the hairdressers was proposed to give easier access to customers to the shops during the day and to provide two car spaces for residents at night. The Committee remained of the opinion that this stretch of road was too narrow and still opposed the proposal.

(b) Review of Waiting Restrictions – Marie Road

The Committee received and considered a letter dated 2nd November, 2009 concerning the proposal to revoke the existing disabled parking bay and to include it as part of the waiting restriction that is in force either side of it.

It was

RESOLVED

That this Council raise no objection to this proposal.

58. **WEST DORSET DISTRICT COUNCIL**

(a) Overnight Parking Charges – Town Centre Car Parks

Further to Minute 41(c) the Committee received and considered a letter dated 25th November, 2009 from the Parking Services Team Leader clarifying that the District Council's overnight parking charges applied between 6.00pm and 8.00am whilst the County Council's on-street overnight parking times operated from 7.00pm to 7.00am. The Committee also noted that parking income for Dorchester between August and September, 2009 showed an increase of 3%.

It was

RESOLVED

That the Town Clerk be requested to invite Mr S. Woollard, Technical Services Manager to the West Dorset District Council and Mr T. Westwood, Transport Manager, Dorset County Council and a representative from the Dorchester and District Chamber of Commerce to a future meeting of this Committee to discuss bringing Dorchester's parking regime into line and to clarify how the 3% referred to above was calculated.

(b) Review of Parking Charges – 2010-2011

The Committee received and considered a letter dated 9th November, 2009 from the Parking Services Team Leader suggesting that the District Council's Executive Committee at its meeting in December could freeze parking charges.

It was

RESOLVED

That the Town Clerk be requested to write to the West Dorset District council supporting this proposal and again suggesting that town centre residents should be offered the same fee to park in town centre car parks at night as those holding on-street residents parking permits on the outskirts of the Town.

(c) Seminar on Community Planning – Monday, 11th January, 2010

The Committee received and considered a letter dated 20th November, 2009 inviting a representative to attend a seminar on Community Planning at the West Dorset District Council offices on Monday, 11th January, 2010.

It was

RESOLVED

That Councillor C.M. Hebditch be requested to represent this Council at the seminar.

(d) Trees

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

- To reduce the canopy of 1 Horse Chestnut at 8 Sydenham Way;
- To fell 1 Silver Birch at 6 South Walks Road;
- To fell 1 Sycamore a dead Elms and carry out works to 2 Sycamores & 1 Copper Beech under Section 198 at Top O Town House, Bridport Road;
- To fell 1 Silver Birch at 23 Orchard Street;
- To repollard 1 Willow at Hangmans Cottage;
- To carry out crown reduction to 3 Elms under Section 198 at Prince of Wales Road;
- To carry out surgery to 1 Silver Birch at 5 Salisbury Terrace.

59. **GRIT BINS**

Further to Minute 42 and at the request of a Member the Committee considered whether to request a supplementary estimate to purchase grit bins in the current year for installation in Syward Close, Fordington High Street and Poundbury Crescent, to replace an existing one in poor condition and to preserve a spare in stock.

Following discussion and in accordance with the delegated powers contained in Standing Order 50 it was

RESOLVED

That the Town Clerk be authorised to purchase five grit bins with the Council's logo and telephone number.

60. **INFORMATION REPORTS**

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

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

61. **PLANNING APPLICATIONS**

(a) **Withdrawals**

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

- PA 1/D/09/1599LB – Internal alterations and new shop front at 9 South Street;
- PA 1/D/09/1495 – Extension & internal alterations at 4 Alington Terrace;
- PA 1/D/09/1454 – Single storey extension at 4 Albert Road;
- PA 1/D/09/1220 – Part garage conversion & new dormer window to form new dwelling at 35 Peverell Avenue West;
- PA 1/D/09/1446 – 2 internally illuminated rolled aluminium panels with backed up with “Lanehouse” graphics, 1 non illuminated Welcome panel, 1 non-illuminated wall mounted panel & 1 internally illuminated aluminium double sided totem at Compass House, The Grove.

(b) **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 L.E. Heath declared a Personal Interest in Planning Application 10449 as a supporter of the Club).

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 7th December, 2009:

1 10426

Replace door & remove steps at 1 Kings Road. 1/D/09/1718 (CA)

Recommend refusal for the proposed steel door. The Council are of the opinion that a more sympathetic scheme could be found.

2 10428

Change of use from residential with B&B accommodation to a guest house. New side extension at 4 Athlestan Road. 1/D/09/1738

No objection.

3 10429

Two storey side extension & internal alterations at 24 South Court Avenue. 1/D/09/1740

No objection.

4 10430

Single storey & first floor extensions at 1 Wellbridge Close. 1/D/09/1763

No objection in principle. However the Council object to the window in the south elevation which could impact on the neighbours.

5 10431

Hardwood conservatory at 28 Middlemarsh Street. 1/D/09/1772

No objection.

6 10432

Build MOT bay a 1B Poundbury House. 1/D/09/1726

No objection.

7 10433

Replace entrance canopy with lean-to entrance porch. Replace single storey extension with two storey extension at 15 Barnes Way. 1/D/09/1820

Recommend refusal. The roof level should be subservient to the existing building and the roof window could impact on the neighbours privacy.

8 10434

Demolish garage. New side extension & conservatory. Raise rear lean-to roof at 14 Garfield Avenue. 1/D/09/1737

No objection.

9 10435

Replacement porch/WC at 80 Cambridge Road. 1/D/09/1739

No objection.

10 10436

Extend time limit for implementation of 1/E/05/001040 to erect 3 dwellings on land adjacent to Fordington Farm. 1/D/09/1818

No objection.

11 10437

Change of use from offices to use as a Driving Standards Agency driving test centre with associated staff offices at 66 Peverell Avenue West. 1/D/09/1793

No objection.

12 10438

Advertisement consent to erect 2 internally illuminated rolled aluminium panel with backed up "Lanehouse" graphics, 1 non illuminated single sided welcome sign, 1 internally illuminated double sided totem, & 1 non illuminated aluminium panel at the Compass Garage, The Grove, 1/D/09/1446 (CA)

Recommend refusal of all the internally illuminated signage.

13 10439

Listed Building consent for internal shop fitting works & fire escape at 9 South Street. 1/D/09/1838 (LB Grade II & CA)

No objection.

14 10440

Vehicular access at 20 Herringston Road. 1/D/09/1851

No objection.

15 10441

Advertisement consent for replacement illuminated fascia sign at 1B South Street. 1/D/09/1641 (CA)

No objection.

16 10442

Change of use from offices to self-contained flat at Suite E, Georgian House, Trinity Street. 1/D/09/1853 (CA)

No objection.

17 10443

Dormer window, new windows & door openings at 35 Peverell Avenue West. 1/D/09/1873

No objection.

18 10444

4 covered trolley bays in front of store entrance. Disabled parking spaces relocated within car park, to accommodate new trolley bays at Tesco. 1/D/09/1831

No objection.

19 10445

New flat above garages at Unit 10, Ladock Court, Poundbury. 1/D/09/1878

No objection.

20 10446

3 buildings to comprise of 28 flats, 3 retail/commercial units & B1 office. Provide basement & surface parking & open spaces at Queen Mother Square. 1/D/09/1822

No objection.

21 10447

First floor extension at 2 Caernarvon Close. 1/D/09/1884

No objection.

22 10448

New garage block comprising 6 double garages, 2 with garden rooms over & 4 with terraced roofs at Sector 2.85A, Bridport Road. 1/D/09/1877

No objection.

23 10449

Building for Dorchester Amateur Boxing Club at Sawmills Lane. 1/D/09/1722

No objection.

24 10450

Replace flood lighting tower with tower capable of supporting 6 antennas. New radio equipment housing, cables & ancillary development (Amendment to PP 1/E/07/000831) at Dorchester Town Football Club. 1/D/09/1904

No objection.

25 10451

New shelter at St. Mary's School, Lucetta Lane. 1/D/09/1758

No objection.