



Dorchester Town Council

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Telephone: (01305) 266861

You are summoned to a **Meeting** of the **Dorchester Town Council** in the **Council Chamber, Municipal Buildings, Dorchester** on **Tuesday 24 July 2018** at **7.00pm**, to conduct the following business: -

1. **Apologies & Minutes**

To confirm the Minutes of the meetings of the Council held on 21 May (Page 3) 22 May (Page 5) and 19 June 2018 (Page 11).

2. **Presentations, Communications, Questions and Motions**

- a) To receive a short verbal update on matters arising at the Youth Council
- b) To receive communications from the Mayor and the Town Clerk, to include a short presentation by the Dorset County Museum Dippy on Tour team
- c) To receive questions from Members in accordance with Standing Order 12(3).
- d) To debate the following motion submitted by Councillor Trevor Jones
Given the seemingly insurmountable difficulties at a national level in agreeing a UK negotiating position on Brexit, this Council supports the calls for a second referendum to determine our future relationship with the European Union.

3. **Updates from Partner Authorities**

- a) Verbal update from a Dorset County Councillor (Councillor A. Canning)
- b) Verbal update from a West Dorset District Councillor (Councillor S. Hosford)

4. **Minutes of Committees**

To receive and consider the Minutes of the following Committees:

Planning & Environment Committee	4 June 2018 Page 13
Planning & Environment Committee	2 July 2018 Page 20
Management Committee	10 July 2018 Page 26
Policy Committee	17 July 2018 Page 31

Adrian Stuart Town Clerk 18 July 2018

Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please ask the Chairman before the meeting starts. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

Member Code of Conduct: Declaration of Interests

Members are reminded of their responsibility to disclose appropriate pecuniary or non-pecuniary interests. A Member who declares a pecuniary interest must leave the room unless a dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

A Public Question Time will take place for up to 30 minutes following the meeting.

Dorchester Town Council

Annual Meeting of Dorchester Town Council

21 May 2018

Present: Retiring Mayor S. Hosford and Councillors R. Biggs, A. Canning, A. Chisholm, G. Duke, T. Harries, J. Hewitt, G. Jones, S. Jones, T. Jones, F. Kent-Ledger, R. Potter, M. Rennie, K. Rice, P. Stein and D. Taylor.

Apologies: Councillors B. Armstrong-Marshall, C. Biggs and A. Lyall.

Attending: Civic Dignitaries, family and friends of the Mayor Elect, and members of the community of Dorchester.

1. Election of Town Mayor for the period to the next Annual Meeting of the Council

It was proposed by Councillor F. Kent-Ledger, seconded by Councillor K. Rice and

Resolved

That Councillor David Taylor be elected Town Mayor of Dorchester for the period to the next Annual Meeting of the Council.

Councillor Taylor, having accepted the Office of Town Mayor and made the Declaration of Acceptance of Office, took the Chair and thanked the Council on behalf of himself and his Consort, Mr Martin Shepherd, for the honour conferred upon them.

2. Election of Deputy Mayor for the period to the next Annual Meeting of the Council

It was proposed by Councillor T. Harries, seconded by Councillor A. Chisholm and

Resolved

That Councillor Susie Hosford be elected Deputy Town Mayor of Dorchester for the period to the next Annual Meeting of the Council.

3. Vote of thanks to the retiring Town Mayor

It was proposed by Councillor R. Potter, seconded by Councillor A. Canning and

Resolved

That the thanks of the Council be given to Susie Hosford for the open, inclusive and thoughtful manner in which she has carried out the duties of Town Mayor during the past year.

Councillor Hosford was presented with a Past Mayor Badge by the Mayor, and Mr Toni Biondic was presented with a Past Mayor's Escort Badge. Councillor Hosford addressed the meeting.

4. **Adjournment**

The Council rose at 7.30pm and remains adjourned until 22 May 2018 at 7.00pm.

Mayor

Dorchester Town Council

Adjourned Annual Meeting of the Dorchester Town Council

22 May 2018

Present: Mayor D. Taylor and Councillors C. Biggs, R. Biggs, A. Canning, A. Chisholm, G. Duke, T. Harries, J. Hewitt, S. Hosford G. Jones, S. Jones, T. Jones, F. Kent-Ledger, A. Lyall, R. Potter, M. Rennie, K. Rice and P. Stein.

Apologies: Councillor B. Armstrong-Marshall

Interests: Councillor Harries declared an interest in Minute 83/3 of the Management Committee relating to a grant decision to Lions Club of Dorchester

5. Minutes

The minutes of the meeting of the Council held on 27 March 2018 were confirmed and signed by the Mayor as a correct record.

6. Communications & Questions

The Mayor thanked all those involved in the Mayor Making event on the previous evening.

The Town Clerk notified Members regarding plans for an Informal Briefing event to receive a report previously received by the DTEP Stakeholder Group.

7. Updates from Partner Authorities

Councillor R. Biggs provided an update regarding the work of Dorset County Council. He noted ongoing work on Local Government Reorganisation, the rebranding of the website to Dorset Councils Online and a recent decision to sell six County farms. Councillor A. Canning identified proposed reprioritisation of works within the DTEP programme to focus on Maumbury Cross and enhanced traffic calming in Victoria Road, with delays planned to the Williams Avenue/Damers Road junction to allow for consideration of the impact of new proposals for the County Hospital site and the resolution of land issues with Network Rail. A Member requested that the DTEP Stakeholder Group consider a design competition for planned upgrades to the Town Pump and South Gate area and the Town Clerk agreed to take this idea to the Group.

Councillor S. Jones updated Council on issues at West Dorset District Council, in particular noting the preparations for the creation of the Shadow Authority to the new Unitary Council, the receipt of a further presentation from officers on the Local Plan and the ongoing consultation exercise for Fairfield Market. A number of questions regarding the composition of the Shadow Authority were answered.

8. Planning and Environment Committee – 9 April 2018

It was proposed and seconded that the minutes of the meeting be adopted. The Chairman identified that planning application WD/D/17/003034 relating to a proposal by Lidl was due to be heard at a forthcoming West Dorset DC Development Control Committee.

Resolved

That the minutes of the meeting of the Planning and Environment Committee held on 9 April 2018 be adopted.

9. Planning and Environment Committee – 30 April 2018

It was proposed and seconded that the minutes of the meeting be adopted. Councillor P. Stein requested that the minutes record his attendance for part of the meeting.

Resolved

That the minutes of the meeting of the Planning and Environment Committee held on 30 April 2018 be adopted.

10. Management Committee – 8 May 2018

It was proposed and seconded that the minutes of the meeting be adopted.

Council debated a recommendation from the Committee that a draft Biodiversity Statement be adopted. They received comments from a local resident regarding hedgehogs and the use of slug pellets. A Member asked for clarification in relation to the Council's experience with bats and swifts.

While expressing support for the majority of the Policy it was

Resolved

- i) That the draft Biodiversity Statement and Action Plan 2018-2023 be returned for further consideration at the next meeting of the Management Committee
- ii) That the minutes of the meeting of the Management Committee held on 8 May 2018 be adopted.

11. Policy Committee – 15 May 2018

It was proposed and seconded that the minutes of the meeting be adopted.

A Member highlighted minute 35 and, noting that previous attempts to deliver affordable housing on Council owned Recreation sites had not found favour with the community, encouraged Members to get involved in a re-evaluation of the Council's approach to the high priority policy aim concerning the delivery of Affordable Housing for Young Workers.

Council debated a Position Statement developed by Town Council Members of the Dorchester Markets Joint Panel, produced to clarify this Council's position in response to preliminary ideas developed by West Dorset District Council for development of the Fairfield site. A number of questions of clarification were answered.

Noting that the project to create an access ramp at Dorchester West Railway Station had made negligible progress over a 10 year period a Member requested that a report regarding the background and current position of the project be submitted to a future Committee meeting. Councillor R. Biggs commented on discussions to be held imminently with officers of Dorset County Council and the Town Clerk undertook to report on the project to the July meeting of the Planning and Environment Committee.

Resolved

- i) That the Annual Governance and Accountability Return 2017-18 be adopted and signed by the Mayor and Clerk/Responsible Financial Officer
- ii) That, in respect of the Wednesday Market, the Position Statement developed by Town Council Members of the Joint Markets Panel be adopted
- iii) That the minutes of the meeting of the Policy Committee held on 15 May 2018 be adopted.

12. Annual Business

Council considered appointments to Committees, Panels and Outside Bodies, to the roles of Chairman and Vice-Chairman of Committees, Bank Mandate signatories and the re-adoption of the Council's intention to use the Power of Competence. Attendance records for 2017-18 were received.

The Town Clerk answered a question regarding the nature of the General Power of Competence.

Resolved

- i) That appointments to Committees, Panels and Outside Bodies be as laid out in Appendix 1 and 2
- ii) That Councillor S. Jones be appointed Chairman and Councillor K. Rice be appointed Vice-Chairman of the Management Committee

- iii) That Councillor R. Potter be appointed Chairman and Councillor R. Biggs be appointed Vice-Chairman of the Planning and Environment Committee
- iv) That Councillor G. Jones be appointed Chairman and Councillor B. Armstrong-Marshall be appointed Vice-Chairman of the Policy Committee
- v) That Councillors T. Harries, S. Jones, R. Potter, M. Rennie and D. Taylor be authorised to conduct business on the Council's Bank Accounts during the period ending with the Annual Council Meeting in 2019
- vi) That Council re-adopts the General Power of Competence for the period to May 2019

The Council rose at 8.10pm.

Mayor

There were no questions at the public Question Time that followed the meeting.

Dorchester Town Council - Committee Membership

Appendix 1

Councillor	Council	Planning & Environment	Management	Policy	Markets Joint Panel	Heritage Joint C'ttee
D. Taylor (Mayor)	Y	Y	Y	Y	Y	
B. Armstrong-Marshall	Y			Y		
C. Biggs	Y	Y	Y			Y
R. Biggs	Y	Y		Y		
A. Canning	Y	Y	Y			
A. Chisholm	Y			Y	Y	
G. Duke	Y		Y			
T. Harries	Y	Y		Y		
J. Hewitt	Y	Y	Y		Y	
S. Hosford	Y	Y		Y		
G. Jones	Y			Y		Y
S. Jones	Y	Y	Y			
T. Jones	Y			Y	Y	
F. Kent-Ledger	Y	Y	Y			Y
T. Loakes	Y	Y	Y			
A. Lyall	Y		Y			
R. Potter	Y	Y	Y		Y	
M. Rennie	Y	Y	Y		Y	
K. Rice	Y		Y			
P. Stein	Y			Y		
	20	12	12	9	6	3

Dorchester Town Council – Outside Body Representation

Appendix 2

Internal Roles		Appointed
DAPTC Larger Towns Rep	R. Potter	2012
Charitable Trusteeships		
Dorchester Municipal Charities (2)	J. Hewitt S. Hosford	2016 2011
Ashley Churchill & Thorner Trust (2)	C. Biggs G. Duke	2009 2016
Other Bodies		
Dorchester Arts	F. Kent-Ledger	2015
Dorchester Association L. History & Arch.	D. Taylor	2016
Dorchester BID	S. Hosford	2016
Dorchester Bayeux Society	T. Harries	2018
Dorchester Lubbecke Society	T. Harries	2011
Dorchester, Sherborne and North Dorset CAB	T. Jones	2018
Dorchester Youth & Community Centre	K. Rice	2016
Heart of Wessex Rail Partnership	G. Jones	2015
Maltings Arts	B. Armstrong-Marshall	2017
St Osmund's Community Sports Centre	S. Jones	2011
Thomas Hardy Society	A. Chisholm	2015
Transition Town Dorchester	T. Loakes	2011
Volunteer Centre Dorchester	J. Hewitt	2015

Dorchester Town Council

Special Meeting of the Dorchester Town Council

19 June 2018

Present: Mayor D. Taylor and Councillors B. Armstrong-Marshall, T. Harries, J. Hewitt, S. Jones, T. Jones, F. Kent-Ledger, A. Lyall, R. Potter and M. Rennie.

Apologies: Councillor C. Biggs, R. Biggs, A. Canning, A. Chisholm, G. Duke, S. Hosford, G. Jones, K. Rice and P. Stein.

13. **Public Bodies (Admission to Meetings) Act 1960**

A Councillor asked for an explanation regarding the need to exclude the public from the meeting. The Clerk explained that it was Council practice to exclude the public when considering the receipt of tenders, with the added uncertainty on this occasion regarding the selection of tender should the Council choose to vary the final contract.

Resolved

That in view of the fact that publicity would be prejudicial to the public interest by reason of the confidential nature of the following matters the public and representatives of the press be excluded from this meeting during their discussion.

14. **Poundbury Cemetery Infrastructure**

The Town Clerk presented a report covering the history of the development of the Poundbury Cemetery, its current operational activity and how it had changed over time, and the need to commission the next phase of infrastructure works.

He reported the outcome of the tendering exercise and options that officers had considered to reduce overall cost. He responded to questions regarding the wall's relationship to adjacent development and the need for a wall of the design described in the report, explaining that it mirrored other walls on Poundbury. He also responded to a question regarding the potential to shorten the wall even further.

Members considered the options of building the length of wall as planned, as well as an alternative shorter wall with a cleft chestnut post and rail fence. Members recognised that surrounding the green burial area with a cleft chestnut fence was consistent with their original ideas for the space, as well as not disturbing tree roots on the site's boundary.

The Town Clerk confirmed that the lowest tender submission could be readjusted to produce a financial saving consistent with a reduced length wall. He also identified

that any variation in specification would first need to be discussed with the Duchy of Cornwall.

Resolved

- i) That, subject to positive engagement with the Duchy of Cornwall, the contract specification be amended to replace c. 60 metres length of wall with a post and rail fence and that C.G. Fry be appointed as contractor to deliver the contract, at a cost of c. £150,000
- ii) That, should i) not be achieved, C.G. Fry be appointed to deliver the contract as originally specified at a cost of £181,000
- iii) That £100,000 is transferred from the Corporate Projects Reserve to the Cemetery Reserve to undertake the works and that the annual contribution to the Cemeteries Reserve is reduced from £12,000 to £5,000 from April 2019

Council discussed the poor state of the existing walls and buildings and invited the Town Clerk to discuss these with the contractor with a view to remediating their condition. There was discussion regarding the current design and form of the walls.

Council also agreed to receive a further report regarding the future use of the workman's building, the on-site toilet, the use of the temple area for ashes, and the future maintenance regime for green burials.

Mayor

Dorchester Town Council

Planning and Environment Committee

4 June 2018

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

Apologies: Councillors C. Biggs and S. Hosford

1. Declaration 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.

2. Minutes

The minutes of the meeting of the Committee held on 30 April 2018 were confirmed and signed by the Chairman as a correct record.

3. Minute Update Report

i) Bournemouth, Dorset and Poole Waste Site Plan

Members noted that there would be an examination of the Waste Plan at the end of June and in view of previous concerns raised by the Town Council about the allocation of Louds Mill as the household recycling centre, it was agreed that further written and verbal representations should be made to the Inspector.

The Committee went through the main points of concern to be forwarded to the Inspector and also suggested that a site visit be requested.

The Chairman and Committee Clerk were asked to arrange for a Member to speak at the Examination and to go through the Town Council's specific concerns, to be raised at the Examination, with them.

Some Members considered that there could be a potential site (Stinsford Hill) for a household recycling centre within the Local Plan preferred option site north of Dorchester and asked for this site to be identified so that work could be undertaken to progress this option.

ii) WD/D/16/002503 – DEFRA, Government Buildings, Prince of Wales Road

An east ward member explained the noise problems being experienced with this development and how the site owner was seeking to resolve them. The Town Council had asked that restrictions be put on to the development to protect neighbours' residential amenity but the planning authority had not taken account of these comments.

The Committee agreed that a letter should be sent to WDDC stating the Town Council's concerns that potential problems with the development had not been identified earlier by Environmental Health and that neighbour amenity issues identified by the Town Council had not been taken into account of during the planning process.

iii) WDDC Review of the Local Plan

The Committee Clerk reported that the Town Clerk had received a reply to his letter and had been advised that WDDC did not see consideration of land capture value issues as part of the Local Plan process but officers were willing to meet to explain their position on this. She also detailed the public consultation period.

Members agreed that it would be necessary to hold a special meeting of the Committee, probably in September, to discuss and formulate the Town Council's response to the Local Plan preferred option sites.

A Member mentioned meetings that had been held by WDDC with their Dorchester and adjoining Parish Councillors regarding the Local Plan review and she considered that these meetings had been very constructive and useful.

iv) Lubbecke Way

An east ward Councillor pointed out residents' concerns about traffic and parking when Lubbecke Way was linked to St George's Road and the Committee agreed that a DCC officer should be invited to talk to them about this at the August meeting.

Relating to parking issues, Members raised concerns about the poor condition of many road markings throughout the town which were leading to parking and safety problems. It was agreed that Members should identify particular sites for discussion at the next Committee meeting. Dorset County members highlighted DCC's very restricted budget for such works and the fact that it already had a process to deal with such maintenance issues through DorsetForYou.

The Committee Clerk confirmed that any requests that the Town Council had received for new/additional parking restrictions would be considered by the Committee in September.

Resolved

- i) That the Committee Clerk advises the Waste Plan Programme Officer of the Town Council's further representations and wish to speak at the Examination.
- ii) That WDDC be asked to confirm if a potential site for a household recycling centre had been identified within the Local Plan preferred option site to the north of Dorchester.

- iii) That the Committee Chairman and Clerk discuss the Town Council's points to be raised at the Examination with the Member speaking at the Examination.
- iv) That WDDC be advised of the Town Council's concerns that potential problems with the development ((WD/D/16/002503) had not been identified earlier by Environmental Health and that neighbour amenity issues identified by the Town Council had not been taken into account of during the planning process.
- v) That a DCC officer be invited to attend the August meeting of the Committee to discuss traffic and parking issues relating to the linking of Lubbecke Way and St George's Road.
- vi) That the Committee Clerk adds an item to the next Committee agenda regarding the condition of road markings identified by Committee members.

4. **Planning Applications**

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

During consideration of planning applications WD/D/18/000794 and WD/D/18/000795, points were made about outstanding affordable housing and S106 obligations on the Brewery Square site and it was agreed that WDDC should be asked to confirm these.

Resolved

- i) 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.
- ii) That WDDC be asked to confirm the outstanding affordable housing and S106 obligations on the Brewery Square site.

5. **London Road Development Site**

The Committee noted that Town Clerk's report and commented on their experiences at the public consultation event held by the potential developer of the site.

Members were extremely concerned that it appeared that the development would not provide any affordable housing, either on or off site and there was an understanding that the site had not yet been bought by the developer. Members considered that WDDC should stand firm on Policy HOUS 1. in the adopted Local Plan and insist that such developments should provide the 35% affordable housing as required by this policy.

The Committee agreed that the Town Council should write to WDDC and propose

that, if the London Road site had not already been bought by the developer, WDDC should buy the site and develop it, through its own Housing Company, to ensure the delivery of affordable housing in Dorchester.

Resolved

That the Town Council writes to WDDC and proposes that, if the London Road site has not already been bought by the developer, WDDC should buy the site and develop it, through its own Housing Company, to ensure the delivery of affordable housing in Dorchester.

6. Planning Issues to Note

Field East of Grey's Bridge, South of London Road, Dorchester

The Committee noted the traffic disruption that had arisen as a result of the works being undertaken at this site and was concerned that the Town Council had not been consulted or advised of the planning application and works so close to the Town boundary.

Resolved

That WDDC be advised of the Town Council's concerns about lack of consultation and notification of a planning application and works close to the Town boundary and asking that it be advised of such applications and works in future.

Chairman

Dorchester Town Council

Planning and Environment Committee – 4 June 2018

1. **WD/D/18/000599 + WD/D/18/000600 - 28 HIGH WEST STREET, DORCHESTER, DT1 1UP**

Change of use from Healthcare Centre (Use Class D1) to a dwelling house with basement apartment (Use Class C3) including extension & alterations & associated works

No objection

2. **WD/D/18/000670 + WD/D/18/000671 - CITROEN MMC DORCHESTER, MILLERS CLOSE, DORCHESTER, DT1 1SS**

External alterations to facilitate internal works to increase the area of car Showroom + Display of 4no. Illuminated fascia sign & 2no. illuminated signs

No objection

3. **WD/D/18/000910 + WD/D/18/000911 - TOP O TOWN HOUSE, BRIDPORT ROAD, DORCHESTER, DT1 1XT**

Change of use of office to 9 residential apartments; erection of dwelling, refuse/cycle stores

No objection. However, the Planning Authority was asked for confirmation of whether the development was liable for a CIL payment. Also it was requested that any modern external rainwater and waste pipes (particularly on the east elevation) should be replaced with traditional style and material pipes appropriate to a Listed Building in a Conservation Area.

4. **WD/D/18/000950 + WD/D/18/000951 - 37 SOUTH STREET, DORCHESTER, DT1 1DF**

Raise First Floor Roof to Rear, Install New Air Conditioning System & Relocate Air Conditioning Condensers

No objection

5. **WD/D/18/000725 - 2 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT**

Change of use from amusement arcade to restaurant/cafe use (A3) and installation of extraction ducting

No objection

6. **WD/D/18/000839 - AGRICULTURE HOUSE, ACLAND ROAD, DORCHESTER, DT1 1EF**
External works to include re-roofing, leadwork repairs/renewal and replacement rainwater goods
No objection
7. **WD/D/18/000907 - ROWAN HOUSE, 2 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW**
Construction of secure storage unit
No objection
8. **WD/D/18/000723 - 36 GROSVENOR ROAD, DORCHESTER, DT1 2BD**
Erection of 2 storey side extension, single storey rear extension and new front porch
No objection
9. **WD/D/18/000797 - 11 WEYMOUTH AVENUE, DORCHESTER, DT1 1QR**
Change of use from A3 to mixed A3/A4 use and elevational alterations including the erection of lobby area to front elevation
No objection
10. **WD/D/18/000794 + WD/D/18/000795 - FORMER BREWHOUSE, 1 BREWERY SQUARE, DORCHESTER, DT1 1HX**
Conversion of former brewhouse to residential use to provide 29 apartments & 32 parking spaces, commercial space, storage areas associated with the residential, addition of new floors, creation of new openings in external & internal walls
No objection
11. **WD/D/18/000077 - 5 MANOR ROAD, DORCHESTER, DT1 2AU**
Demolition of existing extension and erect a single storey side and rear extension
No objection
12. **WD/D/18/000932 - 53 WEATHERBURY WAY, DORCHESTER, DT1 2ED**
Erection of front porch
No objection
13. **WD/D/18/000688 - SIGNAL HOUSE, 4 BITTER END, DORCHESTER**
Replacement of existing roof
No objection

14. **WD/D/18/000623 - DOMINOS PIZZA, GREAT WESTERN ROAD, DORCHESTER, DT1 1RD**

Install 2no. illuminated Fascia Signs

No objection, the Committee supported the comments and planning condition proposed by the Conservation Officer.

15. **WD/D/18/000803 - 37 QUEENS AVENUE, DORCHESTER, DT1 2EP**

Erection of single storey timber building for use as a garden room

No objection

16. **WD/D/18/000678 - 26 MIDDLEMARSH STREET, POUNDBURY, DORCHESTER, DT1 3FD**

Change of use from A2 to D1 to provide a Sport Health Centre

No objection

17. **WD/D/18/001040 - 8 BRIDPORT ROAD, DORCHESTER, DT1 1RS**

Demolition of existing rear utility room and erection of new single storey extension

No objection

Dorchester Town Council

Planning and Environment Committee

2 July 2018

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

7. **West Dorset District Council Local Plan Preferred Option Sites**

Hilary Jordan, Corporate Manager – Planning (Community and Policy Development) and Trevor Warrick, Spatial Policy and Implementation Manager for WDDC gave a powerpoint presentation on WDDC’s Local Plan Preferred Option Sites document and the consultation process for this.

The focus of the presentation was on Chapter 11 – North Dorchester and Charminster and key points mentioned were:

- WDDC would lead the Masterplan process setting out layout and design codes
- Infrastructure would be provide through ringfenced S106 contributions
- There would be separate policies for Kingston Maurward and the Dorchester hospital site
- The allocation of employment land to the east of site DOR 15
- There would be the provision of a primary road as part of the strategic road network – similar to Middle Farm Way at Poundbury
- The limited availability of suitable sites in the Dorchester area left only more challenging sites for potential development
- Long lead in times for larger developments
- The size and type of dwellings could be influenced through the Masterplan
- The consultation timetable and beyond was detailed
- Proposals for Crossways – Chapter 12 were briefly mentioned.

Comments were made by Members about:

- Maintaining the important and iconic views out across the water meadows
- The size and capacity of the ‘link’ road
- Concerns that the number of second homes in Dorchester would continue to increase
- The provision of infrastructure should be the first priority of any development
- Concerns as to whether such a large development could be delivered in full with Brexit uncertainties.

There were several members of the public present and they contributed their views to the discussion.

Site DOR 15/Employment Land

In relation to this option site and the employment land allocated within it, it was reported that a west ward Councillor had attended the Waste Plan Examination, to present further DTC comments, and following this there had been discussion regarding potential use of some of this land for a household recycling centre. Although it was too early in the Local Plan consultation process to make such an allocation formally, there was agreement between DCC and WDDC that this should be pursued if possible. A suggested statement of common ground had been drafted and the Committee agreed that Town Council should sign up to this and for it to be submitted to the Waste Plan Inspector.

The Corporate Manager – Planning (Community and Policy Development) agreed to meet with DTC representatives and others to continue the discussion on local ideas and aspirations for any potential future development to the north of Dorchester.

Resolved

- i) That the Committee notes WDDC's Local Plan Preferred Option Sites document and the consultation process
- ii) That the Committee agrees that the Town Council should be a signatory to the Statement of Common Ground between the Waste Planning Authority, Dorset Councils Partnership and Dorchester Town Council in regards to an alternative site to Loudsmill being identified for the Household Recycling Centre when the West Dorset, Weymouth and Portland Local Plan reaches a sufficiently advanced stage.
- iii) That the Committee Clerk arranges a meeting between WDDC's Corporate Manager – Planning (Community and Policy Development) and other interested parties to continue the discussion on local ideas and aspirations for any potential future development to the north of Dorchester.

8. Declaration 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.

9. Minutes

The minutes of the meeting of the Committee held on 4 June 2018 were confirmed and signed by the Chairman as a correct record.

10. Minute Update Report

- i) **WD/D/16/002503 – DEFRA, Government Buildings, Prince of Wales Road**
An east ward Councillor reported that WDDC's Environmental Health had advised that there was no statutory nuisance being caused by the development and they would continue to monitor the situation.

ii) **Lubbecke Way**

An east ward Councillor reported on the significant traffic and parking problems in Lubbecke Way now that this had become the main route to the household recycling centre. Members gave examples of the problems that had been reported to them and commented on parking restrictions that they thought would improve the situation. The Committee considered that, as a matter of urgency, a DCC officer should attend their next meeting to discuss the issues.

Resolved

- i) That the Minute Update Report be noted.
- ii) That a DCC officer be invited to attend the August meeting of the Committee, as a matter of urgency, to discuss traffic and parking issues relating to the linking of Lubbecke Way and St George's Road.

11. **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.

12. **Referral from the Dorchester Joint Heritage Committee**

The Committee considered the request, from Dorchester Joint Heritage Committee, to move a pedestrian crossing at the lower end of High West Street closer to the Mill Stream crossing point. The Committee Clerk passed on advice received from DCC regarding the positioning of such crossings and the requirement to provide supporting evidence of the need for the move.

While understanding the reasoning and desire for the suggested move, the Committee noted some of the technical issues relating to a move and it did not consider that there was enough evidence to support the move of this pedestrian crossing.

Resolved

That the Dorchester Joint Heritage Committee be advised that the Planning and Environment Committee did not support the move of the pedestrian crossing at the lower end of High West Street closer to the Mill Stream crossing point.

13. **Planning Issues to Note**

Resolved

That the planning issues reported be noted.
Chairman

Dorchester Town Council

Planning and Environment Committee – 2 July 2018

Planning Applications for Comment

1. [WD/D/18/001153](#) - **FORMER SITE OF WATSON PETROLEUM LTD & DORCHESTER COLLECTION SHOWROOM, LONDON ROAD, DORCHESTER, DT1 1NE**

Erection of 45 retirement living apartments (category II sheltered) with communal facilities, car parking & access from London Road

Recommend refusal.

The Committee had serious concerns about many aspects of the development.

The site is in a key, prominent position on the eastern entrance to the town, very close to the Dorchester Conservation Area. As such Members were very disappointed with the design, materials and scale of the building, considering that it would be unduly dominant and prominent in the street scene, detracting from the visual amenity and character of this gateway location to Dorchester. There is a wide mix of design styles along London Road but this building would do nothing to enhance or improve the area and was completely out of character with the established pattern and density of development within the locality. The building was seen to be of poor design and limited architectural merit and fails to meet the core planning principle in the NPPF to always seek to secure high quality design and a good standard of amenity for all.

The height and mass of the building were considered to be excessive and the size and positioning of the building, by virtue of overshadowing and its oppressive impact, would have a detrimental impact on the residential amenity of immediate and other neighbouring properties.

The Committee considered that the density to the development was too high for the area and the resulting demand for car parking spaces could not be met on site. Due to the nature of the development it was likely that there would be high demand for parking for visitors and carers. Demand for on street car parking spaces in the immediate area was already at capacity and the overspill demand for car parking created by the development would make this considerably worse and would be unacceptable. The size of the individual parking spaces proposed were considered to be too small for the intended users and the provision of only one disabled parking space on site was considered to be totally inadequate.

The Committee considers that WDDC, as the planning authority, should insist on adherence to policy HOUS1. of the adopted Local Plan for the provision of 35% affordable housing on this site. It did not consider that an off-site contribution for affordable housing was appropriate as there were few, if not no, suitable sites in the

town for such housing to be provided. Members appreciated that there was a need for **affordable** general need and extra care housing for over 55's in the town and there could be an opportunity to provide some of this specific type of accommodation on this site although affordable family housing should be the priority.

Further concerns were raised about the limitations of the tree survey provided and the fact that the architectural survey was only desk based.

The Committee noted the comments of Dorchester Civic Society and supported their representation.

The Committee requested that this application is considered by WDDC's Planning Committee for decision.

Overall the Committee considered that this proposal is contrary to Policies ENV10., ENV12., ENV15., ENV 16., HOUS1. and COM9. of the adopted Local Plan and the core planning principles and Section 7 of the NPPF.

2. [WD/D/18/001033](#) - **MARION DUNLOP HOUSE, 8 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW**

Erection of 1no.non-illuminated aluminium hoarding sign

No objection

3. [WD/D/18/001004](#) - **56 HIGH WEST STREET, DORCHESTER, DT1 1UT**

Replacement of front door

No objection

4. [WD/D/18/001071](#) - **2 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT**

Display of 1no. fascia sign and 1no. external hanging sign

No objection

5. [WD/D/18/001231](#) - **CHURCH COTTAGE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG**

Re-pointing of the principal West elevation and the Southern gable

No objection

6. [WD/D/18/001152](#) - **20 SOUTH STREET, DORCHESTER, DT1 1BS**

Installation of 2no. proposed condenser units to the rear of the building

No objection and the Committee supported the planning condition regarding timing of the use of the condenser units proposed by Environmental Health.

7. [WD/D/18/001158](#) - **35 CORNWALL ROAD, DORCHESTER, DT1 1RY**

Demolition of garage and erect replacement garage with additional storage over

No objection and the Committee requested that if the application was to be approved, that a planning condition be added restricting the occupation of the building for purposes which form an integral part of the planning unit known as 35 Cornwall Road.

8. [WD/D/18/001074](#) - **38 SOUTH COURT AVENUE, DORCHESTER, DT1 2BX**

Erection of single storey rear extension

No objection

9. [WD/D/18/001039](#) - **28 MIDDLEMARSH STREET, POUNDBURY, DORCHESTER, DT1 3FD**

Convert part of garage & study to ancillary accommodation (Removal of condition 3 of planning permission 1/D/13/001095 – independent dwelling)

The Committee considered that the garage and study should remain an integral part of 28 Middlemarsh Street and not be classed as ancillary (i.e. separate) accommodation. Policy DA6 that informed planning condition 3. of 1/D/13/001095 had been replaced by policy ENV16 in the current Local Plan and this covered the same issues and therefore was still relevant. However, the Committee did not think that it was unreasonable for the applicant to be able to rent out the integral accommodation and considered that the planning authority should seek a means to allow this.

10. [WD/D/18/001070](#) - **49 OLGA ROAD, DORCHESTER, DT1 2LY**

Loft conversion including dormer window

No objection and the Committee supported the planning condition proposed by the Conservation Officer regarding the design of the dormer.

11. [WD/D/18/001151](#) - **2 EDWARD ROAD, DORCHESTER, DT1 2HJ**

Demolition of entrance porch and erection of single storey side extension and single storey rear extension

No objection

Dorchester Town Council

Management Committee

10 July 2018

Present: The Mayor (Councillor D. Taylor) and Councillors A. Canning, G. Duke, J. Hewitt, S. Jones (Chairman), F. Kent-Ledger, A. Lyall, R. Potter and M. Rennie.

Apologies: Councillors C. Biggs and K. Rice.

1. Minutes

The Minutes of the Meeting of the Committee held on 8 May 2018, adopted by Council on 22 May 2018, were taken as read and were confirmed and signed by the Chairman as a correct record.

2. Management Arrangements – Outdoor Services

The Committee considered a report from the Outdoor Services Manager updating it on the work undertaken and the achievements made by the Outdoor Services Team since the last meeting of the Committee.

Members were informed of the outcome of this years Green Flag application which was embargoed until 16 July 2018. The Committee was also updated about the recent litter bin review and the draft Biodiversity Strategy. It was suggested that 'strulch' might be a product worth investigating for use in the Borough Gardens.

The Outdoor Services Manager confirmed that he would investigate possibilities for planting the non-planted areas along the river walk.

The Committee wished to thank staff and the Youth Council for all their hard work in making the recent suffrage event held in the Borough Gardens such a success. The Mayor conformed that he would write to the Youth Council thanking them for all their hard work.

Resolved

That the Outdoor Services Team update be noted.

3. Climbing Boulder / Wheelchair Suitable for Wheelchair Users

The Committee had before it a report by the Deputy Town Clerk updating it on the revised cost of providing a climbing boulder in the Borough Gardens and the

financing of the swing suitable for wheelchair users previously agreed to be purchased for Maiden Castle Play Area.

Resolved

- (1) That no further action be taken in respect of the installation of a climbing boulder in the Borough Gardens.
- (2) That the Section 106 contribution earmarked for this project be allocated to facilities to be provided at the Great Field.
- (3) That the Policy Committee be asked to agree that £12,000 from the play area reserve be allocated to the swing for wheelchair users at Maiden Castle Play Area.

4. Weekend Festival Event – July 2019

The Committee considered a report by the Deputy Town Clerk which informed it of a project being developed by Dorchester Arts to celebrate the Moon Landing 50 year anniversary in July 2019. The project would involve 400 plus local children and the installation of 'Museum of the Moon', a 7m diameter accurate representation of the moon. The Council's cinema event would also run over the same weekend. The event would be held at Maumbury Rings.

Members supported the event in principle and felt that the £11,500 held in the Arts Festival reserve be committed to the project once it had been fully developed.

Resolved

That in principle, subject to more detailed proposals being developed, the Council commits the remainder of the Arts Events Reserve to a major celebratory weekend Festival event in July 2019.

5. Weymouth Avenue Pavilion / Sawmills Lane - Parking

Members had before them a report by the Deputy Town Clerk on an issue with vehicles being parked in the parking bays along Sawmills Lane and in front of Weymouth Avenue Pavilion whose occupants were not using the facilities at Weymouth Avenue or Sawmills, but were instead using the area for general free and unrestricted parking. The report set out a solution which involved using an online parking company which would then allow the Council to control the parking spaces. The cost of the proposal would be approximately £250 per year for signage rental.

The Committee felt that it did not wish to pursue formal enforcement at the present time but instead signage should be provided reminding drivers that parking was for users of the facilities at Weymouth Avenue Pavilion and recreation ground and Sawmills. The situation to be reviewed in the future.

Members also requested that the advertising 'A' board, which seemed to be permanently located at the entrance to the site, be removed.

Resolved

That signage be provided at Weymouth Avenue reminding drivers that parking is for users of the facilities at Weymouth Avenue Pavilion/Recreation Ground and Sawmills.

6. Sports Pitches Update

The Committee received a report from the Town Clerk which updated Members on the present situation with regard to football, cricket and tennis and the financial and other consequences arising as a result of the recent or proposed changes.

It was confirmed that the mini pitches at Sandringham annexe were to be marked out for football and that local residents had been made aware of this. It was also reported that the parkour safety surfacing had been vandalised through fire and that the facility had been fenced off. The situation would be monitored and feedback received as to whether the facility was or was not well used.

In regard to tennis Members felt that users should be consulted on the following changes, which could be introduced from April 2019:-

- The increase of the standard fee from £25 to £30 (the first increase for 4 years)
- Stepped increases over two years to take the non-resident fee from £25 to £60
- Casual play to rise to £10 for 2 hours
- Regular booking of courts by groups to be restricted to courts 1 and 2 (our original courts)
- Ideas for a replacement membership card and a low tech process for checking it

Resolved

(1) That the sports pitch update be received.

(2) That tennis court users be consulted as set out in Minute No. 6 above.

7. Cemetery Matters

(a) Exclusive Right of Burial and Interments and Burial of Ashes

The Committee had before it a report with details of the Grants of Exclusive Right of Burial for grave spaces and the number of interments and burials of ashes together with South Chapel usage at Dorchester Cemetery, since the last meeting of the Committee.

Resolved

That the report on the Grants of Exclusive Right of Burial and Interments and Burial of Ashes since the last meeting of the Committee be noted.

(b) **Headstones and Inscriptions**

The Committee received and noted applications for the design of headstones and inscriptions.

Resolved

That the action of the Town Clerk in approving designs numbered 5011 to 5019 be confirmed and the Register of Memorials be signed by the Chairman as a correct record.

8. Buildings Monitoring Reports

The Committee received the monitoring reports for the Municipal Buildings and Borough Gardens House.

Members were informed of an incident that had occurred recently at an event in the Corn Exchange and the action that had been taken in response.

The Committee requested that some action be taken to put right a number of minor faults in the Corn Exchange toilets. Members also requested that action be taken to make the car park gates function reliably.

Resolved

That the Buildings Monitoring Reports be noted.

9. Municipal Buildings - Banners

Members considered a report by the Deputy Town Clerk on the proposed design of the banners to be attached to the front of the Corn Exchange building the principle of which had previously been agreed by the Committee.

Resolved

That the banners proposed for the Municipal Buildings be approved.

10. Dorchester Arts

The Committee noted the minutes of the Dorchester Arts Board meeting held on 11 May 2018.

11. **Public Bodies (Admission to Meetings) Act 1960**

Resolved

That in view of the fact that publicity would be prejudicial to the public interest by reason of the confidential nature of the following matters the public and press representatives be excluded from this meeting during their discussion.

(Note - Councillor R. Potter left the meeting prior to the consideration of the following matter. Councillor S. Jones stated that as a Member of WDDC's Planning Committee she would not take part in the following matter and vacated the Chair. In the absence of the Vice-Chairman The Mayor took the seat for the following discussion.)

12. **YMCA Sawmills**

The Committee considered a report by the Town Clerk on a proposal received in respect of the YMCA building.

Resolved

That the proposal received from the YMCA in respect of its building be supported.

Chairman

Dorchester Town Council

Policy Committee

17 July 2018

Present: Councillors, B. Armstrong-Marshall (Chairman for items 1 - 2), R. Biggs, A. Chisholm, T. Harries, S. Hosford, G. Jones (Chairman for items 3 - 6), T. Jones and D. Taylor.

Also present: Councillors J. Hewitt, P. Potter and M. Rennie

Declarations of Interest: Councillors R. Biggs and M. Rennie declared non-pecuniary interests in item 6 as members of the Dorchester Youth and Community Centre Board

1. Minutes

The Minutes of the Committee of 15 May 2018, adopted by Council on 22 May 2018, were taken as read and confirmed and signed by the Chairman as a correct record.

2. Financial Report 2018-19

The Town Clerk provided an update covering the Council's Month 3 spend in relation to the budget, cash position, plus the current debt and payments position. He answered questions in relation to the procurement of utilities in partnership with other bodies and the movement of monies between non-interest and interest yielding bank accounts.

The Clerk explained a recommendation from the Management Committee requesting use of the Play Equipment Reserve and also updated Members on progress with the 3G pitch at The Avenue Stadium, including a cash flow problem that had arisen during construction.

Resolved

- a) That the Payments list totalling £300,292.36 be approved
- b) That £12,000 from the Play Area Reserve be allocated to install a swing for wheelchair users at Maiden Castle Play Area, being a net increase of £4,000 used
- c) That, in the event that West Dorset District Council does not take action to resolve the cash flow problem which they have created by the end of July 2018, the Town Council increases its short term loan facility to Dorchester Town Community Football Club, to cover cash flow shortages related to VAT on the new 3G pitch, to £60,000, to be repaid during September 2018

3. **Corporate Plan Review**

The Committee received a report from the Town Clerk regarding Corporate Plan milestones, which had been redrafted to take account of activities during the 2018-19 year, accompanied by a progress report. The report also identified progress on the development of a Heritage Tourism Strategy.

Members of the Committee asked questions regarding progress of the development of affordable flats on the Tennis Courts site and the related review of the Council's approach to delivering affordable housing; the future of the site set aside for allotments on Lubbecke Way, currently owned by the Duchy of Cornwall; and the Maltings Arts project. The Town Clerk agreed to include reference to targets previously missed and identify by September which projects might not be delivered during the life of the Council.

Members considered the brief for the development of a Heritage Tourism strategy. A Member requested reference be made to the need to identify how a programme of improvements to the privately owned built environment might be introduced and requested that the opportunity to bid to fulfil the brief be widely advertised. The Town Clerk indicated that the final brief would come back to the meeting in September with a proposal to allocate resource to commission the work.

4. **Local Government Reorganisation and Cuts to Services**

The Town Clerk provided an update regarding discussions with West Dorset District Council in relation to the transfer of assets and services to the Town Council, highlighting that a detailed report to the July meeting of the District Council Strategy Committee had not reached its agenda.

The Committee considered three possible options that may come forward from West Dorset District Council when it eventually considered asset and service transfers, recognising the pros and cons of each and that all options would to a degree give the Town Council a greater say in service delivery on the Wednesday Market and Public Conveniences.

The Town Clerk will report any offers made by West Dorset District Council as they arise.

5. **Electoral Review of Dorset: Draft Recommendations**

The Town Clerk presented a report covering proposals made by the Local Government Boundary Commission for England for the Dorchester electoral wards to be established for the May 2019 elections to the Unitary and Town Councils.

Recommended to Council

That the Town Council offer its support for the Unitary Council and Town Council ward arrangements for Dorchester, as proposed by the LGBCE

6. **Support for Dorchester Youth and Community Centre - Update**

The Committee received and noted the update, regarding operational delivery of the Youth Club over the 18 months since it had been established. Financial targets had thus far been met, the Club was stable and it was making steady progress to expand the service it offered.

Members noted conflicting evidence regarding the need for support for organised youth activity in the west of the town, but that the Youth Centre would be well placed to offer support if it was needed and could be funded.

Chairman