



# Dorchester Town Council

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You are summoned to a **Meeting** of the **Dorchester Town Council** in the **Council Chamber, Municipal Buildings, Dorchester** on **Tuesday 25 September 2018** at **7.00pm**, to conduct the following business: -

1. **Apologies & Minutes**

To confirm the Minutes of the meetings of the Council held on 24 July (Page 3)

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

c) To receive a question from Councillor Gerald Duke, as follows

*I understand from discussions with our local MP that legislation now exists to support the introduction for the charging of vehicles for specific parts of the road network (Local Road Charges Briefing paper SN01171).*

*I notice that the District Council Local Plan expresses support for any measures to reduce traffic pollution in the town centre. The District Council is charged with monitoring NO<sup>2</sup> levels in High East Street and delivering an Action Management Plan to reduce their impact, although the levels of NO<sup>2</sup> need not determine the introduction of a charging scheme.*

*May I therefore ask that this Council formally requests that, through the Dorchester Transport and Environmental Plan (DTEP) Stakeholder Group, a report be produced which considers the introduction of charging for vehicles that use central Dorchester as a short cut to avoid using the road network already provided on the outskirts of the town?*

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 R. Potter)

4. **Minutes of Committees**

To receive and consider the Minutes of the following Committees:

Planning & Environment Committee

6 August 2018 Page 6

Planning & Environment Committee

3 September 2018 Page 11

Planning & Environment Committee (Special)

10 September 2018 Page 17



Adrian Stuart Town Clerk  
19 September 2018

**Public Speaking at the Meeting**

The Chairman (Mayor) 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

## Meeting of the Dorchester Town Council

24 July 2018

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

Apologies: Councillor B. Armstrong-Marshall, A. Canning, A. Chisholm and F. Kent-Ledger.

Interests: Councillor G. Duke (Item 21, Policy Committee, as member of WDDC Ward Boundaries Panel), Councillor S. Jones (Item 21, Policy Committee, as board member of Dorchester Youth and Community Centre).

### 15. Minutes

The minutes of the meetings of the Council held on 21 May 2018, 22 May 2018 and 19 June 2018 were confirmed and signed by the Mayor as a correct record.

The Town Clerk apologised for not providing a report regarding progress on the Access Ramp at Dorchester West Station and confirmed a report would be presented to Policy Committee in September.

### 16. Communications & Questions

The Dippy on Tour team of the Dorset County Museum presented to the Council regarding the economic impact of hosting the exhibition from February - May 2018. The event saw over 150,000 visits to the museum, generating a £2.2M boost to the local economy. In addition it also allowed the Museum to break down barriers with the local community, through volunteering, visits and contacts with the business sector.

The Mayor thanked all those involved in the delivery of the summer programme of events, particularly the weekend's Cinema event. He invited Members to visit the Borough Gardens on 1 August for Love Parks Day.

The Council considered a motion proposed by Councillor T. Jones, seconded by Councillor Hosford, regarding the national negotiations between the UK Government and the EU following Brexit. Councillor Jones identified the uncertainties for Dorchester's local economy of the loss of European workers and also the concerns of Dorchester residents currently living in Europe.

Concern was expressed that the Council might be seen to be aligning itself with political campaigns and also that the resolution would have little impact.

**Resolved**

That, given the seemingly insurmountable difficulties at a national level in agreeing a UK negotiating position on Brexit, this Council calls for a second referendum to determine our future relationship with the European Union

**17. Updates from Partner Authorities**

Councillor R. Biggs provided an update regarding the work of Dorset County Council. Decision making appeared to have slowed markedly as preparations for the Shadow Authority and the new Dorset Council have commenced. There was no news on discussions with Towns and Parishes regarding discretionary services. He identified a recent useful training event covering Equality and Diversity, which emphasised the need for Equality Impact Assessments on all major decisions regarding service delivery. He also updated Members on the potential for an emergency TRO to control parking at Lubbecke Way.

Councillor S. Hosford provided an update regarding the work of West Dorset District Council, echoing the view that decision making was slowing down due to Local Government Reorganisation and also raising concerns about the impact of the reorganisation on staff morale and service delivery. She identified concerns regarding the impact of the rollout of Universal Credit for local residents, offering anecdotal evidence regarding additional workloads at Citizens Advice and the Food Bank, as well as an increase in workload caused by the impact of the Homelessness Reduction Act, which required the Housing Authority to intervene early on new cases. A Councillor highlighted the increase in usage of the Food Bank.

On a positive note Councillor Hosford commended the decision to award £50,000 for support to those affected by Domestic Abuse. In response to a question Councillor Hosford confirmed the timetable for consultation on the Local Plan Review.

**18. Planning and Environment Committee – 4 June 2018**

It was proposed and seconded that the minutes be adopted.

**Resolved**

That the minutes of the meeting of the Planning and Environment Committee held on 4 June 2018 be adopted.

**19. Planning and Environment Committee – 2 July 2018**

It was proposed and seconded that the minutes of the meeting be adopted. The Chairman responded to a question regarding noise issues at Prince of Wales Road.

**Resolved**

That the minutes of the meeting of the Planning and Environment Committee held

on 2 July 2018 be adopted.

**20. Management Committee – 10 July 2018**

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

**Resolved**

That the minutes of the meeting of the Management Committee held on 10 July 2018 be adopted.

**21. Policy Committee – 17 July 2018**

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

Councillor Hosford provided an update of a conversation with staff at the District Council and confirmed the need for the full loan outlined at Minute 2c).

Council considered a recommendation regarding the proposal by LGBCE for warding arrangements at the Unitary and Town Councils for the May 2019 elections. A representative of the Dorchester Labour Party made a representation in support of an alternative approach of 5 single Member wards at Unitary level. Members debated the merits of both multi-member and single member wards.

**Resolved**

- i) That the Town Council offer its support for the Unitary Council and Town Council ward arrangements for Dorchester, as proposed by the LGBCE
- ii) That the minutes of the meeting of the Policy Committee held on 17 July 2018 be adopted.

The Council rose at 8.40pm.

Mayor

At public question time after the meeting Mr Ed Moore, a teacher at Damers School, explained the approach the school were taking towards becoming plastic free and invited the Town Council to consider how it might help extend the initiative across the town. The Town Clerk will make contact with the school for further information.

**Dorchester Town Council**  
**Planning and Environment Committee**

**6 August 2018**

Present: Councillors C. Biggs, R. Biggs, T. Harries, J. Hewitt, S. Hosford, S. Jones, T. Loakes, R. Potter (Chairman) and D. Taylor  
Apologies: Councillors A. Canning and M. Rennie

**14. Planning Applications**

As a number of members of the public had attended to speak on several planning applications, the Chairman agreed to take these items first.

**WD/D/18/001336 – 6 Albert Road**

A number of local residents addressed the Committee expressing their concerns about the development. The main points raised were overdevelopment of the site, protection of wildlife and trees, poor design, potential archaeology on site and particularly the impact on on-street parking in the area.

**WD/D/18/001177 – Former Storage Land and Building at 20A – 21 Glyde Path Road**

Mr A Fox, representative of the applicant City & Country, addressed the Committee. He stated that at the time of the original prison site planning application, City & Country had not owned this site and therefore did not know what condition it was in. Now they owned the site, it was apparent that the building was in better condition than expected and it seemed prudent to bring it back into use. It would not be possible to incorporate a pedestrian access to the prison site as this would mean the loss of half of the ground floor of the building.

**WD/D/18/001261 – 7 North Square**

Mr A Fox, representative of the applicant City & Country, addressed the Committee. He circulated photos of the original entrance to the prison showing the buildings that had previously obscured views of the prison walls. This application presented an opportunity to provide more housing and the applicant would be contacting Historic England regarding the concerns they had raised.

In response to a question, Mr Fox advised that City & Country had originally intended to deliver the whole prison development itself but due to resource issues they were considering the options of taking on a partner or stepping away from the project.

**Resolved**

That West Dorset District Council be notified of the comments agreed on these planning applications as set out in Appendix 1 to these minutes.

**15. 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.

16. **Minutes**

The minutes of the meeting of the Committee held on 2 July 2018 were confirmed and signed by the Chairman as a correct record.

17. **Minute Update Report**

i) **Lubbecke Way**

The Committee noted the updated information provided by DCC and an east ward Councillor detailed the ongoing and escalating problems with traffic accessing the Household Recycling Centre particularly along Long Bridge Lane. New parking restrictions and improved signage were needed urgently and it was important that a DCC officer attended the next committee meeting to explain plans for improving the situation.

**Resolved**

- i) That the Minute Update Report be noted.
- ii) That a DCC officer be invited to attend the September 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.

18. **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 in Appendix 1 to these minutes.

19. **Local Plan Preferred Option Sites Consultation**

The Committee noted WDDC's timetable for consulting on the Local Plan Preferred Option Sites and discussed holding a special meeting of the Committee to consider the Town Council's response.

**Resolved**

That a special meeting of the Committee should be held to discuss and agree the Town Council's response to WDDC's Local Plan Preferred Option Sites Consultation and the Committee Clerk was asked to arrange this.

20. **Planning Issues to Note**

**Resolved**

That the planning issues reported be noted.

Chairman

**Dorchester Town Council  
Planning and Environment Committee – 6 August 2018**

1. **WD/D/18/001401** - 3 CARRICK CLOSE, DORCHESTER, DT1 2SB  
Erection of side and rear extension No objection
  
2. **WD/D/18/001580** - 8 FORDINGTON GREEN, DORCHESTER, DT1 1LU  
Change of use from shop to cafe  
No objection to change of use, however the Committee considered that no permission should be given to placing tables and chairs on the pavement outside the front of the building. Taking into account the actual width of the pavement and DCC's criteria for sitting out licences, in respect to minimum footway width, the Committee considered that such a proposal would not qualify for a sitting out licence.  
The Committee also requested that Environmental Health provide advice to the applicant on bin and waste storage to the rear of the building in view of previous problems experienced by neighbours.
  
3. **WD/D/18/001177** - FORMER STORAGE LAND AND BUILDING BETWEEN, 20A-21 GLYDE PATH ROAD, DORCHESTER  
Change of use to residential (Use Class C3) together with external alterations  
Recommend refusal.  
The Committee was very strongly of the view that the change of use should not be approved. The principle of a pedestrian access to the Prison site had been a core element of the Town Council's Position Statement on the future development of the site in August 2014, and subsequent committee resolutions, and Members considered that all of the information provided by City & Country, the applicant, throughout the whole planning process, had led everyone to believe and expect that pedestrian access would be provided through this site. Members were extremely disappointed that the applicant now appeared to be reneging on the promises that it had highly promoted, jeopardising the access strategy for Prison site as a whole and turning it into a closed community by removing an integral pedestrian link.  
There were also concerns that as no parking was to be provided on site potential additional on street parking created in the immediate area would have a negative impact on the existing residents' parking permit area, meaning that neighbouring residents' amenity would be adversely affected.  
Therefore the Committee considered that the development would be contrary to policies ENV 11 and ENV 16 of the adopted Local Plan and paragraph 75. of the NPPF 2012.
  
4. **WD/D/18/001261** - 7 NORTH SQUARE, DORCHESTER, DT1 1HY  
Erection of two residential dwellings with associated car parking and refuse store  
Recommend refusal.  
The Committee noted the comments of Historic England and supported these comments particularly in regard to the height of the proposed building that would screen the prison walls in views from the south. The Committee agreed that any property on this site should be equal to or of less height to No. 6 restaurant in order to protect the

Conservation Area and the open views of the prison wall and the original buildings beyond. The scale of the development would be too dominating and would not preserve or enhance the Conservation Area. As such the development would be contrary to policy ENV 4 of the adopted Local Plan.

5. **WD/D/18/001217 + WD/D/18/001218** - 14 HIGH WEST STREET, DORCHESTER, DT1 1UW  
Change of use of rear section of shop to dwelling, replace rooflights, two windows and external door, and render south elevation and carry out internal alterations  
No objection
  
6. **WD/D/18/001274** - 3 RINGHILL STREET, POUNDBURY, DORCHESTER, DT1 3TL  
Erection of single storey rear extension No objection
  
7. **WD/D/18/000969 + WD/D/18/000970** - 5 GREENINGS COURT, DORCHESTER, DT1 1HR  
Installation of window in the rear (west) wall of the ground floor  
The Committee supported the comments of the Conservation Officer in respect of the plans and information provided with the application and agreed that the application should be withdrawn and resubmitted with appropriate level of documentation (or further information be submitted).
  
8. **WD/D/18/001303** - 3 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE  
Change of use from A1 (Retail Shop) to A3 (Cafe) No objection
  
9. **WD/D/18/001336** - 6 ALBERT ROAD, DORCHESTER, DT1 1SF  
Change of use from office to 4 additional apartments and erection of 5 apartments with associated link build  
Recommend refusal.  
The Committee had a number of concerns about the development, it considered that the level of parking provided on site would be inadequate and consequently additional on street parking created in the immediate area would have a negative impact on the existing residents' parking permit area, meaning that neighbouring residents' amenity would be adversely affected. The increase in traffic movements on and off site would also have a negative effect on neighbours particularly in respect of noise.  
The mass and design of the proposed new build would be too dominant and overbearing on the original building and it would have a detrimental impact on the significant open space that the garden of the site provides and the visual amenity of the area. This site and the original building currently complements the Borough Gardens and the significant buildings, on the main road frontages, nearby in the Conservation Area and the development proposed would neither preserve nor enhance either.  
There were concerns that not enough consideration had been given to the wildlife that the site currently supports or to the impact that the development would have on the preserved, vintage trees on site.  
Therefore, the Committee considered that the development would be contrary to policies ENV 2, ENV 4, ENV 10, ENV 12 and ENV 16 of the adopted Local Plan.

10. **WD/D/18/001317** - ACLAND ROAD EVANGELICAL CHURCH, ACLAND ROAD, DORCHESTER  
Demolition of Church Building and change of use to Car Park  
No objection and the Committee supported the comments of the County Archaeologist in regard to the applicant being requested to undertake an archaeological assessment and if necessary an evaluation of the site, before the application is determined.
11. **WD/D/18/001378** - MOULE HOUSE, TRINITY STREET, DORCHESTER, DT1 1TT  
New flat roof structure to the upper terrace located in the garden of Moule House  
No objection
12. **WD/D/18/001389** - 60 SOUTH COURT AVENUE, DORCHESTER, DT1 2BZ  
Erection of two storey front extension and single storey rear extension  
No objection
13. **WD/D/18/001332** - 95 DAMERS ROAD, DORCHESTER, DT1 2LB  
Erection of entrance porch. Demolition of garage and erection of replacement garage/workshop. No objection
14. **WD/D/18/000622** - 1 ALEXANDRA ROAD, DORCHESTER, DT1 2LZ  
Erection of raised decking area (Retrospective)  
Recommend refusal.  
The Committee considered that the decking was inappropriate on such a prominent site in the Conservation area and it would be out of keeping with the Conservation Area and street scene. It would integrate poorly with the local area and be of detriment to visual amenity. As such the proposal would be contrary to policies ENV 4 and ENV 10 of the adopted Local Plan. Concerns were also raised about the safety of the currently unfinished structure.
15. **WD/D/18/001480** - THE OLD WAREHOUSE, 31 DURNGATE STREET, DORCHESTER  
Internal alterations to existing offices No objection
16. **WD/D/18/001484** - 10 FRIARY HILL, DORCHESTER, DT1 1JG  
Alterations to boundary railings, walls, gates and pillars: Installation of window to replace door on south elevation  
Recommend refusal.  
The Committee considered that the proposed wall was too high, it would be too dominant on the street scene and would create a negative impact on the Conservation Area by enclosing North Square and the open aspect of the top of the Friary Hill. The proposal would therefore be contrary to policies ENV 4 and ENV 10 of the adopted Local Plan. The Committee had no objection to the installation of the window to replace the door.

# Dorchester Town Council

## Planning and Environment Committee

3 September 2018

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

21. **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.

Councillors Rennie and Taylor declared a non pecuniary interest in planning application WD/D/18/001414 as members of the Markets Committee.

22. **Minutes**

Subject to the addition of Councillor Harries declaring a non pecuniary interest in WD/D/001261, the minutes of the meeting of the Committee held on 6 August 2018 were confirmed and signed by the Chairman as a correct record.

23. **Minute Update Report**

**Resolved**

That the Minute Update Report be noted.

24. **Lubbecke Way and Access to the Household Recycling Centre**

Mr Turner from DCC Highways addressed the meeting. He gave the background to the issues at Lubbecke Way and explained, in detail, the options being considered to try and resolve the problems. If an experimental Traffic Regulation Order was agreed, it could be implemented in a relatively short time and once all the comments from primary consultees, such as Dorchester Town Council, had been received then the Order could be actioned.

A number of local residents addressed the Committee explaining the problems being experienced in the area and their concerns. Particular comments were made about installing speed bumps, traffic calming and speed limit signs, improving all signage, moving the Household Recycling Centre, the impact of two way traffic on Long Bridge Way, parking enforcement, the poor surfacing of Lubbecke Way and the overall increase and speed of traffic.

Mr Turner responded to the points made and stated that DCC Highways Engineers would need to consider the signage issues and he explained the technical reasons for installing

parking restrictions on both sides of the road. He explained that speed bumps were covered by different legislation and gave further details about the signage supporting the parking restrictions.

An east ward councillor gave further details of specific problems that had been reported to her and asked that urgent action be taken to resolve the issues particularly in respect of signage and Long Bridge Way. Members supported the concerns of local residents and considered that speed reduction measures should be implemented and that enforcement of any new parking restrictions would be essential. The Committee had discussed the moving of the Household Recycling Centre on many occasions and continued to press for it to be moved to a more appropriate site.

The Committee supported Option B of the proposals put to them by DCC with the addition of the 7.5 ton weight restriction continuing from Long Bridge Way along St George's Road to the junction with Eddison Avenue.

The Chairman thanked Mr Turner for attending and for DCC's support.

#### **Resolved**

- i) That DCC be informed that the Town Council supports Option B of its proposals for parking and traffic restrictions in Lubbecke Way and Long Bridge Way with the addition of the 7.5tonne weight restriction continuing from Long Bridge Way along St George's Road to the junction with Eddison Avenue
- ii) That the Committee considers Lubbecke Way and access to the Household Recycling Centre again at its meeting on 4 March 2019.

#### **25. Requests for New Parking/Traffic Restrictions**

##### **i) Weatherbury Way/Mellstock Avenue**

A local resident presented his request for double yellow lines and explained how inappropriate parking close to the junction was creating a potential safety hazard and also damage to kerb stones.

Members supported the installation of double yellow lines on both sides of the junction on safety grounds and also considered that dropped kerbs with protection markings should be installed at this junction as it was a primary route to Manor Park First School.

##### **ii) Maen Gardens**

A resident of Maen Gardens addressed the Committee and detailed the problems with parking in the area of the turning bay in the development. Residents had put up some signage themselves but this had only had limited effect.

Members noted the problems and supported the request for double yellow lines in the turning bay and opposite.

### **iii) Fordington Green**

A local resident presented the case for double yellow lines along the south side of Fordington Green and detailed the problems caused by parking on both sides of the road. There had been instances where emergency vehicles could not get through and there was significant support from residents for additional parking restrictions.

The Committee appreciated the problems that had been ongoing for many years and supported the request for double yellow lines along the south side of Fordington Green. The point was made that wherever parking restrictions were installed in the Town, enforcement was critical.

The Town Council had installed kerbing along sections of the south side of Fordington Green to protect it and there was a possibility that bollards could also be installed at these sites, in the short term, to discourage parking.

### **iv) Friary Lane**

The Committee Clerk presented the request from a resident for either height, weight or access restrictions in Friary Lane. The lane and some properties had suffered from the effects of large vehicles using it.

Members understood the problems but did not consider that any restrictions should be introduced at this time. The DCC Highways Officer present at the meeting offered to look into providing additional signage indicating that Friary Lane was a narrow road.

### **v) Clarence Road**

The Committee Clerk presented the request for a Clarence Road resident for either time limited parking or double yellow lines along Clarence Road from the junction with Queens Avenue to the junction with Maiden Castle Road.

A ward Councillor had met with residents regarding their concerns and she gave examples of problems in the road. She considered that the level of parking caused a dangerous situation and needed something doing.

The Committee noted the issues but did not consider that installing parking restrictions along both sides of Clarence Road was proportionate. However, the Committee did support installing double yellow lines around the junction of Garfield Avenue and Clarence Road.

The Committee considered the requests for parking restrictions that it had supported in previous years together with those supported at this meeting and put these in their priority order:

- i) Double yellow lines on the following:
  - a) Both sides of the junction of Rothesay Road and South Court Avenue
  - b) Both sides of the junction of Ashley Road and Monmouth Road
  - c) Both sides of the junction of Culliford Road South and Monmouth Road
  - d) The south side of Fordington Green
  - e) Both sides of the junction of Weatherbury Way and Mellstock Avenue

- f) Both sides of the junction of Garfield Avenue and Clarence Road
- g) North side and turning circle of Robins Garth
- h) Turning bay and north side of road opposite in Maen Gardens.

26. **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 in Appendix 1 to these minutes.

27. **Planning Issues to Note**

**Resolved**

That the planning issues reported be noted.

Chairman

## Dorchester Town Council

### Planning and Environment Committee – 3 September 2018

1. **WD/D/18/001635** - 5 SYWARD ROAD, DORCHESTER, DT1 2AJ  
Installation of dormer window  
No objection
  
2. **WD/D/18/001245** - 88 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PR (Amended Plans)  
Change of use of carpark area to car sales display area and erection of 2.1 metre boundary fence  
Recommend refusal.  
The removal of all landscaping and vegetation on the site prior to the application being submitted was seen as harmful to the area. The trees on the site had provided neighbouring residents with a screen to the BMW building and would have also given some screening to the new Lings building on the old DEFRA site. As such the development was contrary to ENV10. of the adopted Local Plan.  
Members considered that a number of mature trees should be planted around the site and, in particular, along the road side boundary together with significant vegetative landscaping to mitigate the destruction of the previous landscaping and trees.  
The expansion of the business had created additional traffic and parking and an increase in the number of car transporters making deliveries to the site creating noise and further traffic disruption. The development had created a significant adverse effects of the living conditions and amenity of neighbouring residents and was also creating levels of noise and activity that detract from the character and amenity of the area. It was therefore contrary to ENV. 16 of the adopted Local Plan.
  
3. **WD/D/18/001383** - VESPASIAN HOUSE, BARRACK ROAD, DORCHESTER  
Display of 1no. advertisement board  
No objection
  
4. **WD/D/18/001637** - 18A SOUTH STREET, DORCHESTER, DT1 1BS  
Display of Non-illuminated Fascia & Hanging Sign (Retrospective)  
No objection
  
5. **WD/D/18/001654** - WAITROSE, TUDOR ARCADE, SOUTH ST, DORCHESTER, DT1 1BN  
Removal of 4no. existing plant chillers and installation of 1no. new water chiller unit and other minor associated works.  
No objection
  
6. **WD/D/18/001697** - WAITROSE, TUDOR ARCADE, SOUTH ST, DORCHESTER, DT1 1BN  
Installation of 4 sets of replacement letters, 2no. projecting signs, 2no. post mounted signs, 3no. panels, 1no. set of welcome letters, 5no. replacement external signs & 3 external signs to be removed  
No objection
  
7. **WD/D/18/001791** - PLOTS 477 TO 506, 508 TO 521 & 638, SECTORS 3.66 & 3.70  
NORTHERN QUADRANT, POUNDBURY

Application for approval of reserved matters for access, appearance, layout & scale in relation to Outline approval 1/D/09/001363

Objection. The Committee considered that these plots did not make efficient use of the land and there appeared to be a significant number of dwellings with three and more bedrooms. A higher density of dwellings would make better use of the land and provide more housing. As such the development was contrary to Policy ENV 15. Of the adopted Local Plan.

8. **WD/D/18/001813** - 58 ICEN WAY, DORCHESTER, DT1 1EW  
Change of use from Office Use (Class B1(a)) to a dwellinghouse (Class C3)  
No objection
9. **WD/D/18/001650** - 11 MINERVA CLOSE, DORCHESTER, DT1 2QN  
Erection of fence  
No objection. However the Committee regretted the loss of the natural conifer hedge in such a prominent position along one of the Town's principle access roads.
10. **WD/D/18/001414** - DORCHESTER MARKET, WEYMOUTH AVENUE, DORCHESTER  
Erect gates, replace ridge to main building, replace cladding to gable ends, erect fence to front of North Linney and move pedestrian gate to Weymouth Avenue
11. **WD/D/18/001625** - 18 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AQ  
Demolition of front porch, rear conservatory and garage. Erection of front and rear extensions and garage.  
No objection

## Dorchester Town Council

### Special meeting of Planning and Environment Committee

10 September 2018

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

Apologies: Councillors S. Hosford and S. Jones

Also Present: Councillors A. Chisholm and G. Duke

#### 28. Declaration of Interest

As a member of West Dorset District Council, Councillor Potter declared that he would take into account information that is offered to him at all stages of any decision-making process, both at this meeting and in the future. Other double-hatted councillors, Councillors Canning, Harries, Rennie and Taylor wished to make a similar declaration.

#### 29. WDDC Consultation on the Local Plan Preferred Options – Policy DOR15

The Town Clerk presented his report and gave the background to WDDC's consultation on the Local Plan Preferred Options document. He went through his analysis of Policy DOR15 and the possible options available to the Town Council in making its response to the consultation. He also explained how the Committee's response would be formulated and passed to Council for approval before submission to WDDC.

A number of members of the public, and non-committee Councillors, addressed the Committee and points raised included:

- The need for additional GP surgeries and health provision
- Any development needed to be vision and design led with a masterplan to ensure quality
- The unique natural environment should be valued and protected
- WDDC should look further and wider across the district for other development sites, Dorchester had already taken its fair share of development
- Affordable housing was needed for young people and families and WDDC must ensure that at least the 35% policy requirement is delivered
- DOR15 is disconnected from the town and transport links would be problematic creating a dormitory town
- Heritage assets should be protected for future generations and these also generate tourism
- A landowner led development would exclude quality.

The Committee recognised and responded to the comments made, particularly in regard to the provision of affordable housing and the protection of heritage and environmental assets. Further concerns were raised by Committee members about the huge potential infrastructure costs, such as the link road, educational facilities, expansion of the sewerage system and pollution remediation, of delivering DOR15 and the impact this could have on the viability of the development of the site.

A point was made about the use of the words 'will' and 'should' in the document and there were concerns that these could have a significant effect on whether policy requirements were actually delivered or not.

There was acceptance by some Councillors that further limited development in the town was needed but this should be carefully assessed and managed to meet actual housing need.

The Committee unanimously resolved to recommend to Council that the Town Council should object to Policy DOR15, recognising that this specific site carries a significant level of risk that it will fail to address the local needs of the Town, nor will it produce a comprehensive, relevant, viable and sustainable development that supports the area's future rather than destabilising it.

It was also agreed that officers and the Committee Chairman would work with the Council's advisors to draw up the evidence, based on the Committee's discussion to support its response to DOR15 in the Preferred Options document.

#### **Resolved**

That officers, the chairman of the Planning and Environment Committee and the Council's advisors, Feria Urbanism, work together to draw up the evidence that will form the basis of the Town Council's objection to DOR15 (Appendix 1).

#### **Recommended to Council**

- i) That the Town Council submits a formal objection to Policy DOR15, recognising that this specific site carries a significant level of risk that it will fail to address the local needs of the Town, nor will it produce a comprehensive, relevant, viable and sustainable development that supports the area's future rather than destabilising it.
- ii) That a more detailed objection submission is developed, based on the draft document included at Appendix 1. Following the Council meeting on 25 September 2018, the Town Clerk, in consultation with the Chairman of the Planning and Environment Committee and supported by the Council's advisors, Feria Urbanism, be authorised to make further textual changes to the response document to reflect the views expressed at Council, prior to its submission to WDDC by 8 October.

#### **30. WDDC Consultation on the Local Plan Preferred Options – Other Policies**

The Committee considered and commented on other policies and plans within the Local Plan Preferred Options document and agreed on various points to submit to WDDC through their consultation exercise.

**Recommended to Council**

That the Town Councils submits comments, included as Appendix 2 to these Minutes, to WDDC regarding various policies and plans in WDDC's Local Plan Preferred Options document.

Chairman

**Appendix 1**

Draft Response by Dorchester Town Council to the WDDC Local Plan Preferred Options (October 2018) - Policy DOR15 is included as a separate document

## Dorchester Town Council

## Special Meeting of the Planning and Environment Committee – 10 September 2018

Comments on policies and plans in West Dorset District Council's Local Plan Preferred Options Consultation Document

<b>Dorchester</b>	
<b>DOR2</b>	<b>Future Town Centre Expansion</b> WDDC committee decisions have overtaken this policy and it needs to be rewritten.
<b>DOR3</b>	<b>Fairfield Car Park</b> 11-i Little or no expansion is likely anywhere at present. See also comment at DOR2.
<b>DOR6</b>	<b>Dorchester Transport and Environment Plan</b> DTC does not agree with a P&R site south of the Town at the Stadium Roundabout – it is too big to be viable - look for something smaller and more appropriate.
<b>DOR9</b> <b>DOR10</b> <b>DOR11</b>	No further development should be allowed on these sites until all the parking and traffic issues on Lubbecke Way/Long Bridge Way/St Georges Road are resolved.
<b>DOR12</b>	<b>Former Dorchester Prison</b> Why is this site designated as a 'Preferred Option' when is already has an approved planning permission on it? Is this a technical issue?
<b>DOR16</b>	<b>Land to the West of Charminster</b> This site will need to pay careful attention to policies ENV. 1, 3, 4, 5, 6, 10, 12, 13, 14, 15, 17, COM. 7 and HOUS. 3 in particular. This policy recognises that Charminster is to be kept separate from Dorchester but yet demands facilitating ease of travel to Dorchester. These seem incompatible.
<b>1. Introduction (to Dorchester)</b>	
<b>1-ii</b>	In paragraph 1.2.19 add "and this is expected to continue". 1.2.12 significant investment in transport network and other infrastructure is needed.
<b>1-iii</b>	"Strategic Priorities" need greater prominence within the plan and greater weight given to realistic ways of meeting them. ADD 'Retention of good agricultural land'.
<b>1-iv</b>	Balance between "needs of the present", "of future generations" and of "local circumstances" should be made more explicit so that prospective developers, local residents and the local planning authority have a clearer perspective about what should happen.
<b>1-v</b>	INT 1 should include "Permission will not normally be granted when it is conflict with policies in this document".

<b>Environment</b>	
	Environment policies acceptable: Table 2.2 in Green Infrastructure - Policy references need renumbering.
<b>ENV14</b> 2-xi	Policies should be included NOW!
<b>Sustainable Pattern of Development</b>	
<b>SUS 1</b>	<b>The Level of Housing and Economic Growth</b> 3-i Do we have any choice? Do we have any way of ensuring that the land we supply will be developed to reflect local needs rather than those of a developer?
	3-ii Infrastructure needs and connectivity must be addressed more carefully to ensure our needs are met - not the developer's. "Number of dwellings" should be broken down by type and size. HOUS3 must be rigorously applied.
	3-iv Employment land supply - flexibility of provision is needed.
<b>SUS2</b>	<b>Spatial Strategy</b> 3-v This refers to "needs of the local area". How local?
<b>SUS3</b>	<b>Re-Use of Buildings Outside Defined Development Boundaries</b> 3-vi May be too restrictive, encouraging dilapidated buildings to be allowed to decay further when an alternative use is possible.
<b>SUS4</b>	<b>Neighbourhood Development Plans</b> 3-ix Is there any mechanism for assessing more carefully the type of housing needed locally and including a policy to ensure such needs are addressed?
<b>Economy</b>	
<b>ECON3</b>	<b>Protection of Other (Non-Key) Employment Sites</b> 4-iii Should this apply to retail? E.g. closure of a shop.
<b>ECON4</b>	<b>Retail Need and Provision</b> 4-iv We can only provide, not develop. At present there is little or no prospect of sustainable development.
<b>ECON5</b>	<b>Retail Hierarchy, the Sequential Test and Impact Assessments</b> 4-v Should be Table 4.3
<b>ECON 9 &amp; 10</b>	<b>Tourism Attractions and Facilities/Built Tourist Accommodation</b> The term "Adequate visitor facilities" needs clarification.
<b>Housing</b>	
<b>HOUS1</b>	<b>Affordable Housing</b> 5-i Add to HOUS1 para iv). detailing which elements are contributing to the claim of non-viability. Planners must be robust in examining carefully any claim of non-viability and offer alternative ways of reaching viability.
<b>HOUS3</b>	<b>Open Market Housing Mix</b> 5-iii Delete "whenever possible" ADD Residential development should include an appropriate mix of size, type and affordability of dwelling, taking into account the likely need in that locality.

<b>Community</b>	
<b>COM1</b>	<p><b>Making Sure New Development Makes Suitable Provision for Community Infrastructure</b></p> <p>6-i The trend at present is for more space for informal leisure/play rather than playing pitches. However, this may well change. How can the need for flexibility in provision be accommodated?</p>
<b>COM7</b>	<p><b>Creating a Safe and Efficient Transport Network</b></p> <p>6-iii Add in to COM7 'Proposals which would have a negative impact on access to sustainable transport solutions will not be supported.'</p>
<b>Policy Maps</b>	
<p>Policy maps (currently un-numbered) in the Policies Map Amendments Document August 2018 should be numbered to fit with their respective description in the main Consultation Document.</p>	
<b>Dorchester</b>	
<ul style="list-style-type: none"> <li>- Remove secondary shopping frontage on Eldridge Street, Brewery Square as this is now has approved residential use</li> <li>- Add area of Nappers Court and shops at the end of Hardye Arcade/Charles Street to secondary shopping frontage</li> </ul>	
<b>Poundbury</b>	
<p>This map indicates that the area around Queen Mother Square is designated as being part of the 'Town Centre Boundary' – should this area be treated as a 'District' or 'Local Centre' for the duration of this Local Plan? See the description in Poundbury Urban Extension paragraph 11.4.19. – seems to conflict.</p>	

# Dorchester Town Council

## Management Committee

11 September 2018

**Present:** The Mayor (Councillor D. Taylor) and Councillors A. Canning, J. Hewitt, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie and K. Rice (Vice-Chairman in the Chair).

In Attendance

Councillor T. Harries.

D. Kippin, Activate Performing Arts.

**Apologies:** Councillors C. Biggs, G. Duke, and S. Jones.

**13. Minutes**

The Minutes of the Meeting of the Committee held on 10 July 2018, adopted by Council on 24 July 2018, were taken as read and were confirmed and signed by the Chairman as a correct record.

**14. Site Visits to Council Owned Properties and Sites**

The Committee considered the notes of the site visit, to which all Members of the Council had been invited, held on 21 August 2018 (Appendix 1 to these minutes).

**Resolved**

That the notes of the site visit be received.

**15. 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. The Outdoor Services Manager responded to Members detailed questions.

Members noted that the work to build the boundary wall and internal pathways at Poundbury Cemetery had commenced and requested that some additional signage be erected to explain to users what was happening.

The Committee wished to thank the outdoor services staff for all their hard work over the summer period.

**Resolved**

That the Outdoor Services Team update be noted.

16. **Biodiversity Statement and Action Plan 2018-2023**

In pursuance of Council Minute No. 10(i)/2018 the Committee gave further consideration to the draft Biodiversity Statement and Action Plan 2018-2023 following the consultation period on the initial draft Plan. Members considered the revised Plan together with a covering report from the Outdoor Services Manager which set out the consultations and revisions made to the initial draft Plan.

Members agreed to recommend the Statement to Full Council for adoption and requested that an article about it be put into a future Town Council newsletter and that the consultees be thanked for their helpful input.

**Recommended to Council**

That the revised Biodiversity Statement and Action Plan 2018-2023 be adopted.

17. **Inside Out Dorset 2018**

The Committee considered a request for funding towards the Dorchester based element of the 2018 Inside Out Dorset Festival which was being presented by Activate Performing Arts. A representative from Activate gave a presentation in support of the request and responded to Members detailed questions regarding the event.

**Resolved**

That a contribution of £1,000 be made to the Dorchester based element of the 2018 Inside Out Dorset Festival.

18. **Grant Application**

The Committee considered a request for financial assistance from the Dorchester Area Family Partnership Zone.

**Resolved**

That the grant application from Dorchester Area Family Partnership Zone in the sum of £500 be not agreed.

19. **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 5020 to 5035 be confirmed and the Register of Memorials be signed by the Chairman as a correct record.

20. **Buildings Monitoring Reports**

The Committee received the monitoring reports for the Municipal Buildings and Borough Gardens House. The work to paint the internal Corn Exchange lobby and replace the static notice board was noted.

**Resolved**

That the Buildings Monitoring Reports be noted.

21. **Dorchester Arts**

The Committee noted the minutes of the Dorchester Arts Board meeting held on 7 August 2018.

Chairman

**Notes of a Site Visit held on 21 August 2018 at 5.00pm.**

Sites visited – Fordington Cemetery, Open space at Red Cow Farm, St George’s Road allotments and Louds Mill Depot.

Attending: Councillors T Harries, J. Hewitt, S. Jones and T. Jones.

Steve Newman, Deputy Town Clerk. Carl Dallison, Outdoor Services Manager.

1. Fordington Cemetery

The Outdoor Services Manager explained to Members the proposals within the emerging Biodiversity Plan for creating additional wildflower and habitat spaces within the cemetery. Members were shown a number of wildflowers already within the cemetery and the areas most likely to be identified for progressing this matter. A full report identifying areas and plans to inform the public would be presented to Management Committee in due course. It was noted that creating this type of habitat would mean that the grasses in those areas would only be cut once or twice a year.

The Group supported the idea of creating some more natural and diverse wildflower habitats in the cemetery subject to full details being presented to a future Committee meeting.

2. Open Space at Red Cow Farm and St George’s Road Allotments

The Group visited the new allotment site and open space at Red Cow Farm. It was noted that the area had not been transferred to the Town Council as yet. The Deputy Town Clerk reported that the community group which had come forward to operate the new allotment site in the area seemed to have lost interest. At present the Council had a number of vacant allotment plots around the town. Members were also informed of the idea of possibly creating a wildlife walk from King’s Road Playing Fields all along Lubbecke Way. Members were disappointed that the woodland area that had been planted as a part of the development had largely died.

Members felt that the Duchy of Cornwall should be encouraged to transfer the land to the Town Council as soon as possible so as to enable it to be managed in an appropriate way.

The Group noted that the notice board at the St George’s Road allotment site would be moved to a more appropriate position and the gated entrance closest to St George’s Road would have the slope reduced enabling better access to that end of the allotments.

3. Louds Mill Depot

Members visited the Louds Mill Depot and noted its facilities. The Group felt that the depot was a very useful facility and was still in good condition.

Meeting closed 6.50pm.

## **Dorchester Town Council**

### **Policy Committee**

**18 September 2018**

**Present:** Councillors, B. Armstrong-Marshall, A. Chisholm, T. Harries, G. Jones (Chairman), P. Stein and D. Taylor.

**Apologies:** Councillors R. Biggs, S. Hosford and T. Jones.

**Also present:** Councillor R. Potter

#### **7. Minutes**

The Minutes of the Committee of 17 July 2018, adopted by Council on 24 July 2018, were taken as read and confirmed and signed by the Chairman as a correct record.

#### **8. Financial Report 2018-19**

The Town Clerk provided an update covering the Council's Month 5 spend in relation to the budget, cash, debt and payments positions. He answered questions regarding the details that lay behind some of the terms in the Management Report and plans for the levels of and use of Reserves.

The Town Clerk identified a debtor who was struggling to meet their room hire payments and the options open to the Committee. He also provided further detail regarding changes to the funding of Christmas Lights and confirmed the repayment of £30,000 of loan to Dorchester Town Community Football Club, with the £30,000 balance anticipated imminently.

#### **Resolved**

- a) That the Payments list totalling £303,364.46 be approved
- b) That the Town Clerk take a supportive approach in managing the current debt outstanding for room hire
- c) That the Town Council budget for Christmas Lights is increased by £1,500 to £4,500, subject to Dorchester BID also increasing their budget by £1,500

#### **9. Corporate Plan Review**

The Committee received and noted the report from the Town Clerk regarding performance against its Corporate Plan milestones.

The Town Clerk also advised the Committee regarding the background to the relocation of Dorset County Museum to the second floor of 19 North Square, noting the approach to taken by the Town Clerk.

## 10. **Local Government Reorganisation and Cuts to Services**

The Town Clerk reported the very recent decision of the Dorset Council Shadow Executive Committee to reject West Dorset's plans to transfer assets and services to Town Councils. There had been no discussions with the District Council since the decision.

Members considered a detailed report comparing discretionary service provision by West Dorset DC with that of other Districts, recognising the very real risk attached to continue delivery of these services in the long term. They also noted the decision of the Shadow Executive to maintain support for the financial year 2019/20 while conducting a detailed review that would impact on service provision from 2020/21 onwards.

## 11. **Public Realm Improvements**

The Town Clerk presented an update report covering works undertaken partnering with Dorset Highways on The Walks and in South Street. The Town Clerk focused particularly on a proposal by Dorset County Council Highways to improve pedestrian safety at the Princes Street/Albert Road junction and also how to integrate the development of a refurbishment project for the Town Pump area into West Dorset's Town Centre Masterplan.

Progress ahead of schedule on The Walks was noted. A Member asked that the Town Clerk invite Dorset Highways to consider maintenance of the link footpath towards Lids from Northernhay.

Members welcomed the Dorset Highways initiative for Princes Street, particularly the positive impact the project would have for pedestrian safety. A Councillor asked that the Town Council ensure that the entrance to the Gardens reflects the same quality as that to be introduced immediately outside the gates.

Members re-emphasised their desire to see improvement at the Town Pump, and also at Southgate, but recognised that the scheme needed to be properly integrated into a wider masterplan for the area. A Member commented in favour of the reintroduction of water in some form to the site, recognising its historic role at this site.

### **Resolved**

- i) That up to £10,000 is allocated from the Public Realm Reserve to introduce quality materials that will enhance a DCC led highway project at the Princes Street/Albert Road junction
- ii) That discussions take place with West Dorset DC to integrate a Town Pump refurbishment project into the Town Centre Masterplan process

## 12. **Heritage Tourism Strategy Development**

Following consideration of a draft document at its July meeting the Committee received an updated briefing document for a Heritage Tourism Strategy. The Committee considered a

request from the Town Clerk for resources to move the project forward with a tourism advisor who had previous experience of both Dorchester and market town initiatives. The Town Clerk emphasised that this piece of work was discrete and would be limited to high level strategic idea development.

**Resolved**

That the Town Clerk be authorised to use up to £3,000 from the Heritage Tourism budget to progress the project.

**13. Governance Arrangements for the new Council**

The Committee considered a report from the Town Clerk relating to the Council's own future governance arrangements from May 2019 and how governance arrangements are likely to change with the reorganisation of local government.

The Committee considered the benefits of undertaking a review of arrangements prior to the new Council being elected, while recognising that any ideas emerging from the review would need to be considered by the new Council. Members noted the need for a balance of participants with different experiences of the current governance arrangements.

**Recommended to Council**

That during the November cycle of meetings each Committee appoints two Members to take part in the review, to be concluded by the March 2019 cycle of meetings.

Chairman