

At the **SPECIAL MEETING** of the **DORCHESTER TOWN COUNCIL** held in the Council Chamber, Municipal Buildings, Dorchester on Wednesday, 11th July, 2012:

The Mayor (Councillor A.J. Canning) in the Chair.

PRESENT Councillors R.M. Biggs, T.C. James, G.M. Jones, Trevor Jones, R.B. Potter, M.E. Rennie and D.S. Roberts.

APOLOGIES for absence were received from Councillors V.J. Allan, K.E. Armitage, D.J. Barrett, C.S. Biggs, S.C. Hosford, E.S. Jones, F.E. Kent-Ledger, A.J. Lyall, P.G. Mann and D. Taylor.

21. **WEST DORSET, WEYMOUTH & PORTLAND DRAFT LOCAL PLAN – PRE-SUBMISSION DRAFT**

Further to Planning and Environment Minute 9(2) the Council considered the report of the Town Clerk on this Plan with particular reference to its particular potential impacts on Dorchester.

Standing Orders were suspended to allow all Members to engage in full discussion of the various issues raised in the report and in the Draft Plan.

Following discussion it was

RESOLVED

- (1) That the various policies listed at Appendix I be supported without qualification.
- (2) That Policy ENV 4 (Built Heritage and Archaeological Remains) be supported but that the District Council be informed of this Council's view that it should be reinforced to encourage the taking of any opportunities to improve the visibility and interpretation of archaeological remains and to encourage intervention to secure the future of listed buildings at risk. Furthermore, the Policy should not be interpreted so rigidly as to discourage the restoration of listed buildings, particularly insofar as it relates to the nature of materials to be used in any such restoration.
- (3) That Policy ENV 11 (The Landscape and Townscape Setting) be supported but that the District Council be requested to investigate whether an opportunity exists to establish a more formal system of developer contributions towards new items of public art.

- (4) That Policy ENV 14 (Shop Fronts and Advertisements) be supported but that the District Council be requested to include detailed guidance and further controls on the design of shop fronts in a Design Guidelines Supplementary Planning Document and to provide in this Policy for that guidance to be normally applied in historic environments.
- (5) That the Council **OBJECT** to Policy SUS 2 (Distribution of Development) because of its firm belief that the Draft Plan should allocate proportionate development to the villages as well as to the major towns.
- (6) That Policy SUS 3 (Neighbourhood Development Plans) be supported and that the Council resolves not to engage in the preparation of a Neighbourhood Development Plan for Dorchester for the present time.
- (7) That Policy ECON 2 (Protection of Key Employment Sites) be supported but that the District Council be recommended to widen it to permit the provision of small-scale café or sandwich shop facilities to serve on-site needs.
- (8) That Policy ECON 4 (Retail and Town Centre Development) be supported in principle but that the District Council be informed of this Council's opinion:
 - (i) that the area identified as an Extension to the Dorchester Primary Shopping Area for the purposes of this Policy and Policy DOR 5 should not include the western part of Trinity Street Car Park between Bowling Alley Walk and the Somerleigh Court development;
 - (ii) that the Primary Shopping Area and the Primary Frontages identified on the maps on pages 175 and 176 of the Draft Plan should be extended to include the whole of both sides of Trinity Street and the south side of High West Street to Number 13; and
 - (iii) that Durngate Street between South Street and Church Street, the eastern end of the northern side of Great Western

Road and the shops at the western end of South Walks should be identified as Secondary Frontages.

- (9) That Policy HOUS 5 (Sites for Gypsies, Travellers and Travelling Showpeople) be supported but that the District Council be encouraged to clarify that 'residential amenity' includes the provision of adequate facilities for dealing with refuse and recycling.
- (10) That Policy COM 9 (Parking Standards in New Development) be supported subject to an increase in the level of provision of cycle parking facilities where suitable private storage is not provided to one cycle space for each dwelling unit.
- (11) That Policy DOR 5 (Future Town Centre Expansion) be supported in principle but that the District Council be informed of this Council's opinion that the area identified should not include the western part of Trinity Street Car Park between Bowling Alley Walk and the Somerleigh Court development.
- (12) That the Council **OBJECT** to Policy DOR 8 (Land South of St. George's Road) because it regards the areas identified as unsuitable for housing but would support their use for B1 employment or recreational purposes.

(Councillor Trevor Jones declared an interest as a nearby resident and left the Meeting during the discussion of this item.)

- (13) That the Council **OBJECT** to Policy DOR 9 (Land off Alington Avenue) because it considers it unsuitable for housing development because of difficulties of achieving access.

(Councillor Trevor Jones declared an interest as a nearby resident and left the Meeting during the discussion of this item.)

- (14) That Policy DOR 10 ii) (Dorchester Transport and Environment Plan – Park and Ride Site and Trunk Road Service Area) be supported in principle but that:

- (i) the Policy should require the preparation of a landscape strategy to ensure that there is no significant adverse impact on wider landscape views;
 - (ii) the development should not include a petrol filling station, a hotel or retail or refreshment development other than that required to provide for the immediate needs of users of the facility.
- (15) That Policy DOR 11 (Land Around the Dorchester Area) be supported but that the District Council be reminded of the need for a review of the town boundary to be undertaken prior to the completion of any development outside of but abutting the present boundary.
- (16) That the District Council be reminded of the need for replacement of the Household Recycling Centre presently located at St. George's Road and requested to allocate a small number of potential sites for its replacement within the Draft Plan with a view to their relative merits being assessed prior to a final decision being taken.
- (17) That the District Council be requested to seek assurances from the Local Education Authority that the level of school place provision, particularly in middle and upper schools, within the Dorchester Area Schools Pyramid is sufficient to cope with the increased population likely to be generated by the amount of development proposed within the catchment area.

The Council rose at 8.43pm.

Mayor

DORCHESTER TOWN COUNCIL

WEST DORSET, WEYMOUTH & PORTLAND DRAFT LOCAL PLAN – PRE-SUBMISSION DRAFT – SUPPORTED POLICIES

Chapter 2 – Environment and Climate Change

Policy ENV 1	Landscape, Seascape and Sites of Geological Interest
Policy ENV 2	Wildlife and Habitats
Policy ENV 3	Green Infrastructure Network
Policy ENV 5	Flood Risk
Policy ENV 7	Coastal Erosion and Land Instability
Policy ENV 8	Agricultural Land and Farming Resilience
Policy ENV 9	Water Resources
Policy ENV 10	Contaminated Land
Policy ENV 12	The Pattern of Streets and Spaces
Policy ENV 13	The Design and Positioning of Buildings
Policy ENV 15	Efficient and Appropriate Use of Land
Policy ENV 16	Amenity

Chapter 3 – Achieving A Sustainable Pattern of Development

Policy SUS 1	The Level of Economic and Housing Growth
Policy SUS 4	Re-Use and Replacement of Buildings Outside Defined Development Boundaries

Chapter 4 – Economy

Policy ECON 1	Provision of Employment
Policy ECON 3	Protection of Other Employment Sites
Policy ECON 5	Tourism Attractions and Facilities
Policy ECON 6	Built Tourist Accommodation
Policy ECON 7	Caravan and Camping Sites
Policy ECON 8	Farm Diversification
Policy ECON 9	New Agricultural Buildings
Policy ECON 10	Equestrian Development

Chapter 5 – Housing

Policy HOUS 1	Affordable Housing
Policy HOUS 2	Affordable Housing Exception Sites
Policy HOUS 3	Open Market Housing Mix
Policy HOUS 4	Residential Care Accommodation
Policy HOUS 6	Other Residential Development Outside Defined Development Boundaries
Policy HOUS 7	Development of Flats, Hostels and Houses in Multiple Occupation

Chapter 6 – Community Needs And Infrastructure

Policy COM 1	Making Sure New Development Makes Suitable Provision for Community Infrastructure
Policy COM 2	New or Improved Local Community Buildings and Structures
Policy COM 3	The Retention of Local Community Buildings and Structures
Policy COM 4	New or Improved Local Recreational Facilities
Policy COM 5	The Retention of Recreational Open Space and Recreational Facilities
Policy COM 6	The Provision of Education and Training Facilities

Policy COM 7 Creating a Safe and Efficient Transport Network
Policy COM 8 Transport Interchanges and Community Travel Exchanges
Policy COM 10 The Provision of Utilities Service Infrastructure
Policy COM 11 Renewable Energy Development

Chapter 11 – Dorchester

Policy DOR 1 Poundbury Mixed Use Development
Policy DOR 2 Poundbury Parkway Farm Business Site Extension
Policy DOR 3 Dorchester Roman Town Area
Policy DOR 4 Charles Street
Policy DOR 6 Weymouth Avenue Brewery Site
Policy DOR 7 Red Cow Farm, St. George’s Road
Policy DOR 10 i) Dorchester Transport and Environment Plan