



DORCHESTER TOWN COUNCIL

Council Offices, 19 North Square, Dorchester, Dorset. DT1 1JF
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Adrian Stuart, Town Clerk

28th August, 2013

Dear Sir or Madam,

A MEETING of the PLANNING AND ENVIRONMENT COMMITTEE will be held in the COUNCIL CHAMBER, MUNICIPAL BUILDINGS, DORCHESTER on MONDAY, 2nd SEPTEMBER 2013 commencing at 7.00pm.

I hope that it will be convenient for you to attend.

Yours faithfully,

Town Clerk

Public Rights to Speak

If any member of the public wishes to speak at this meeting they may be allowed to do so at the discretion of the Chair. It would be helpful if anyone who wishes to address the Committee made their desire known to the Chair before the meeting starts: anyone allowed to speak will be expected to confine their comments to the matter in hand and to be as brief as is reasonably possible.

Declaration of Interests

Members are reminded that the Code of Conduct requires Members to declare pecuniary interests or disclosable non-pecuniary interests where appropriate. A member who declares a disclosable pecuniary interest defined by the Code must leave the room unless a suitable dispensation has been granted. A Member who declares a disclosable non-pecuniary interest may take part in the meeting and vote.

AGENDA

1. **APOLOGIES FOR ABSENCE**
2. **DORSET COUNTY COUNCIL HIGHWAYS**

To welcome the Traffic Engineering Team Manager from Dorset Highways, Dorset County Council who is attending the meeting to discuss traffic management issues in the Town with Members, particularly in the area of the Thomas Hardy and the Dorchester Middle Schools.

3. **MINUTES**

To receive and consider the Minutes of the Committee held on 5th August, 2013 (copy attached).

4. **MINUTE UPDATE REPORT**

To receive and consider the minute updates reported (attached).

5. **PLANNING APPLICATIONS FOR COMMENT**

To receive and comment on planning applications received from West Dorset District Council (list attached).

6. **TRAFFIC PANEL**

To receive an oral report from the Chairman of the Traffic Panel on the issues discussed at the meeting held immediately prior to the Planning and Environment Committee meeting and to consider any recommendations made by the Panel.

7. **CONSULTATION ON MODIFICATIONS TO THE PROPOSED NEW LOCAL PLAN FOR WEST DORSET, WEYMOUTH AND PORTLAND**

To consider the report of the Town Clerk (attached) which recommends endorsing the Local Plan in its current form and asks the Committee to make other comments as appropriate. It also recommends requesting a meeting with officers of the District Council to agree a suitable process for considering the long term future requirements for housing land allocations to meet the area's needs.

8. **DORSET COUNTY COUNCIL**

(a) **'West Stafford' Roundabout**

Dorset County Council have asked Dorchester Town Council, West Stafford Parish Council and Came Parish Council to make comments on the suggested name for the roundabout at the junction of the A352 and West Stafford by pass on the eastern outskirts of Dorchester. The preferred name is 'Stafford Gate Roundabout' with the other suggestion being 'West Stafford Roundabout'.

(b) **Double Yellow Lines in Icen Way**

Dorset County Council has requested, through a Town Councillor, that the Committee considers giving support to applying a no loading order to the double yellow lines in Icen Way. This would allow Car Parking Enforcement Officers to issue a parking ticket immediately to cars contravening the no parking restriction rather than carrying out the five minute observation period. No loading orders do have implications for residents and are only used in exceptional circumstances.

(c) **Trading on the Highway Policy**

To consider and comment on the proposed Dorset County Council policy regarding 'Trading on the Highway' (attached).

9. **WEST DORSET DISTRICT COUNCIL**

(a) **Shire Hall Consultation**

West Dorset District Council has started a public consultation on their plans to turn Shire Hall into a heritage attraction. They have been granted a round one pass from the Heritage Lottery Fund to develop detailed proposals for the future of the Grade I listed Shire Hall as a high quality visitor attraction and heritage venue. Education, training and community involvement are at the heart of the project, which will attract more visitors to the town. The total project cost is estimated at £2.5m and it is hoped that the new Shire Hall visitor centre will be open by summer 2016.

The Committee is asked to consider whether it wishes to respond, by 15 September 2013, to the consultation (attached) on behalf of the Town Council.

(b) **Trees**

To note that the following tree work application has been forwarded to Ward Members for comment:

- CA/13/00214 – to fell Red Horse Chestnut at York House, York Road, Dorchester DT1 1QA

To note that the following tree works have been approved by West Dorset District Council:

- CA/13/00166 - Crown lift Maple by up to 4m and reduce away from the building by 2m at Heathcote Lodge, Icen Way, Dorchester
- Tree Preservation Order 2013 No 917 at 136 Coburg Road, Dorchester

(c) **Decisions on Planning Applications and Withdrawn Applications**

To note the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications (list attached).

10. **SEAGULLS**

At the request of a Member, to give consideration to the measures that the Town Council may be able to take in relation to the problem of the increasing numbers of Seagulls colonising the Town.

11. **URGENT ITEMS**

To consider any other items which the Chairman or the Town Clerk decides are urgent.

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

5th AUGUST, 2013

PRESENT Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, R.M. Biggs, T.C.N. Harries, S.C. Hosford, Trevor Jones, F.E. Kent-Ledger (Chairman), R.B. Potter, M.E. Rennie and D.S. Roberts.

APOLOGIES for absence were received from The Mayor (Councillor E.S. Jones) and Councillor D. Taylor.

17. **MINUTES**

The Minutes of the Meeting of the Committee held on 1st July, 2013, adopted by Council on 23rd July, 2013, were taken as read and were confirmed and signed by the Chairman as a correct record.

18. **MINUTE UPDATE REPORT**

It was agreed that the Committee Clerk should send a copy of the response of the letting agent regarding 14 South Street, Dorchester to the Dorchester BID.

A Member raised concerns about parking issues in Williams Avenue and asked that this item be considered at the next meeting of the Traffic Panel.

19. **DORCHESTER AREA COMMUNITY PARTNERSHIP (DACP)**

Councillor T James, Chairman of the DACP and Ms M Clarke, West Dorset District Council link officer addressed the Committee, giving Members an update on the progress and success of ongoing projects and on the role of DACP and its partnership working.

(Councillor F. Kent-Ledger left the meeting at this point and the Vice Chairman took the Chair of the meeting).

They reported that the Community Plan and Action Plan had been launched and a new Service Level Agreement had been signed, guaranteeing funding for the next three years. The DACP was aiming to reach as many new people as possible through new initiatives and emphasis was placed on building good relationships with partner organisations to strengthen joint working.

Members asked questions about the involvement of Parish Councils and the input of the Primary Care Trust (PTC) into the DACP. They were advised that Parish Council involvement was informal but some Parish Councils were fully committed and the future of the PTC representative was being pursued. Comment was also made about the work of the Friends of West Station and new members on the DACP Steering Group from Dorchester Prison.

The Committee supported the work being undertaken by the DACP.

20. **CAR PARKING ISSUES – WOLLASTON ROAD**

Mr Stokes, a resident of Wollaston Road, addressed the Committee and he detailed the traffic problems being experienced in the narrow road, particularly with traffic speeds and motorists ignoring the one way signs. He also mentioned the narrow pavements, inadequate traffic signage and his concerns about the safety of pedestrians.

A Member mentioned the results of the recent Dorset County Council (DCC) speed survey in the road, the findings of which did not evidence further traffic works being undertaken. The Committee discussed introducing a 20mph restriction in the road but were aware of DCC's policy on this plus the costs and enforcement issues. They thanked Mr Stokes for providing more evidence for 20mph zones in the town and would ask DCC to make any improvements they could.

It was

RESOLVED

- (1) That the evidence from DCC's speed survey carried out at Wollaston Road be considered at a future meeting of the Planning and Environment Committee.
- (2) That the information provided by Mr Stokes be considered by the next meeting of the Traffic Panel.
- (3) That the Town Clerk write to Dorset County Council requesting that they ensure that the road signage to Wollaston Road is clear and visible and also requesting that a red strip be painted onto the road to reinforce the no entry point.

(Councillor R.B. Potter withdrew from the meeting at this point.)

21. **PLANNING APPLICATIONS FOR COMMENT**

(Councillor F. Kent-Ledger rejoined the meeting during this item and Councillor Trevor Jones left the meeting during this item).

The Committee considered planning applications referred to the Council for comment by West Dorset District Council and it was

RESOLVED

That the comments agreed on the various planning applications and set out at Appendix 1 be notified to West Dorset District Council.

(Councillor R.B. Potter rejoined the meeting)

22. **CAR PARKING ISSUES – ALFRED PLACE**

The Committee considered the request from a local resident for the Council to support a residents' parking scheme in Alfred Place. Members noted that DCC had explored the introduction of permits in this area on three previous occasions.

It was

RESOLVED

That the resident be thanked for drawing his concerns to the Council's attention and that he be advised of the previous work undertaken by DCC.

23. **DORSET COUNTY COUNCIL**

(a) Proposed Changes to Bus Routes, subsidised by Dorset County Council, from 2014

The Committee understood that the Town Clerk would be responding formally to Councillor Flower's letter and points they wished to be included in this response were:

- Members regretted the loss of many local bus services
- DCC should continue to investigate the provision of sustainable and alternative transport
- The continued provision of public transport at weekends was an important issue for village residents.

(b) Temporary Traffic Regulation Order

The Committee noted the Temporary Traffic Regulation Order creating a loading bay on the east side of Trinity Street.

(c) Temporary Road Closures

The Committee noted the Temporary Road Traffic Regulation Orders relating to various road closures around the Dorchester Showground and Damers Road.

24. **WEST DORSET DISTRICT COUNCIL**

(a) Local Plan Submission

The Committee agreed that all Members needed to be vigilant and proactive with regards to any future inclusion of the land to the south east of Dorchester, near Came Down, for building development in the Local Plan.

(b) Trees

The Committee noted the various trees works detailed on the agenda.

(c) Decisions on Planning Applications

The Committee noted the decisions made by West Dorset District Council on planning applications previously referred to this Council for comments and particularly noted the changes made to the plans of Application No: 1/d/13/0662 regarding signage at the Royal Oak, High West Street.

(d) Withdrawal of Planning Application – 1/D/13/000620 – Single storey side extension of ancillary accommodation at 8 Garfield

The Committee noted that this planning application had been withdrawn.

25. **URGENT ITEMS**

The Committee was advised that the Dorchester Community Church was nearly ready to submit its planning application and had suggested a meeting with Town Councillors and planning officers from West Dorset District Council. Members supported this proposal and agreed that they should have such a meeting to give their views on the planning application before it was finalised.

It was

RESOLVED

That, subject to confirmation, an informal meeting of Planning and Environment Committee Members would be held on Wednesday 21st August, 2013 at 7.00pm to consider the proposed planning application for the Dorchester Community Church.

Chairman

DORCHESTER TOWN COUNCIL

Planning applications considered by the Planning and Environment Committee on 5th August, 2013.

1. **1/D/13/000819**
6 WESSEX WAY, DORCHESTER, DT1 2NR
Erection of 1 new dwelling and formation of new vehicular access to existing dwelling
No objection
2. **1/D/13/000726**
9 LONDON ROAD, DORCHESTER, DT1 1NF
Change of use from light industrial to provide a one bedroom mezzanine dwelling, including re-building of the existing northern extensions
(Conservation Area)
No objection
3. **1/D/13/000818**
LITTLE MAEN, 37 PRINCE OF WALES ROAD, DORCHESTER, DT1 1QE
Demolish existing garage and build a two storey dwelling in existing footprint
Having heard representations from local residents and discussed the application in full, the Planning and Environment Committee judged that the planning considerations of the application were very finely balanced and therefore they requested the appropriate ward councillors, who were also West Dorset District Councillors, to request that the application be referred to the District Council's Development Control Committee as there were material planning reasons such as loss of neighbourhood amenity and overlooking to be considered.
4. **1/D/13/000896**
55 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG
Alteration and extension to extend study and porch
No objection
5. **1/D/13/000807 Listed Building Consent**
22 HIGH EAST STREET, DORCHESTER, DT1 1EZ
Change of use/conversion of part of building to 7 No. dwellings
(Grade II Listed Building and Conservation Area)
No objection
6. **1/D/13/000806**
22 HIGH EAST STREET, DORCHESTER, DT1 1EZ
Change of use/conversion of part of building to 7 No. dwellings
(Grade II Listed Building and Conservation Area)
No objection
7. **1/D/13/000900 Advertisement Consent**
HERITAGE AUTOMOTIVE LTD, THE GROVE, DORCHESTER, DT1 1XU
2 x 48 sheet poster boards to the south elevation facing Lidl.
(Conservation Area)
No objection
8. **1/D/13/000904**
19 KINGSBERE CRESCENT, DORCHESTER, DT1 2DY

Demolition of an existing single storey, flat roofed, portion of the dwelling and replacement with a 2-storey side extension with a pitched roof to tie into the main dwelling
No objection

9. **1/D/13/000915 Listed Building Consent**

MOULE HOUSE, TRINITY STREET, DORCHESTER, DT1 1TT

Reroofing and associated external repairs. Replacement of lead parapet and valley gutters. Improvement to east front roof of modern garage. Minor internal alterations
(Grade II* Listed Building and Conservation Area)

No objection

10. **1/D/13/000799**

47 QUEENS AVENUE, DORCHESTER, DT1 2EP

Second storey extension over existing garage to form bedroom, family bathroom & en-suite. Replacement dormer & new dormer to front elevation. K render over existing reconstructed stone Replacement windows/doors to property

No objection

11. **1/D/13/000767**

109 BRIDPORT ROAD, DORCHESTER, DT1 2NH

Loft conversion

Recommend refusal. The development would be out of character with the street scene and at variance with the established character of the area. It would not enhance or complement neighbouring buildings.

12. **1/D/13/000766**

99 WEATHERBURY WAY, DORCHESTER, DT1 2EE

Two storey side extension and porch

No objection

13. **1/D/13/000847**

THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY

To provide play equipment for older young people at the Great Field

No comment as the Town Council is the applicant

14. **1/D/13/000977**

9 SOUTH STREET, DORCHESTER, DT1 1BL

Installation of 1No. externally illuminated fascia sign and 1No. non-illuminated hanging sign
(Grade II Listed Building and Conservation Area)

No objection

15. **1/D/13/000978 Listed Building Consent**

9 SOUTH STREET, DORCHESTER, DT1 1BL

Installation of 1No. externally illuminated fascia sign. Installation of 1No. non-illuminated hanging sign. Decoration to existing shopfront. Internal shop re-fit.

(Grade II Listed Building and Conservation Area)

No objection

16. **1/D/13/001015**

4 PUMMERY SQUARE, POUNDBURY, DORCHESTER, DT1 3GW

Variation of Condition 2 of planning permission 1/E/2002/1157 to change opening hours from 08:00 to 18:00hrs to 08:00 to 23:00hrs

No objection

17. **1/D/13/001046**
50 MARIE ROAD, DT1 2LF
Extension on footprint of current conservatory (Larger single storey rear extension)
Recommend refusal. The development would create overdevelopment of the site and cause an unacceptable detrimental impact on the residential amenity of the neighbouring properties.
18. **1/D/13/001035**
14 VESPASIAN WAY, DORCHESTER, DT1 2RD
Extension to existing flat roofed porch. New Porch to have 30° pitch roof.
No objection
19. **1/D/13/000908**
6 COPPER STREET, DORCHESTER, DT1 1GH
Installation of three fixed parasols within the external seating area. These will be fixed with ground sockets.
No objection
20. **1/D/13/000768 Listed Building Consent (Grade II and Conservation Area)**
10 PRINCES STREET, DORCHESTER, DT1 1TW
Replace the 2 sliding sash widows on a like for like basis at the front of the property. Replace the bathroom window with a more suitable design, horizontal bar windows
No objection
21. **1/D/13/001004**
8 ALFRED ROAD, DORCHESTER, DT1 2DW
Erection of rear conservatory
Recommend refusal. The development would cause an unacceptable detrimental impact on the residential amenity of the adjoining property.
22. **1/D/13/000955**
28 SOUTH COURT AVENUE, DORCHESTER, DT1 2BX
New timber garage. Lean to rear extension forming extended kitchen and dining area. Loft Conversion with side and rear dormer windows.
Recommend refusal. The development would be out of character with the street scene and at variance with the established character of the area. It would not enhance or complement neighbouring buildings.
23. **1/D/13/001045**
7 MARSHWOOD ROAD, DORCHESTER, DT1 2TR
Erect Conservatory to NW elevation (Utilizing Existing Boundary Wall)
No objection

Planning and Environment Committee – 2 September 2013

Minute Update Report

1. Minute 3/13 (3 June 2013)
TRAFFIC ISSUES – MANOR ROAD
A Town Councillor reports that the work, by Dorset County Council (DCC), to clear the gullies and soakaways in Manor Road has been carried out.
2. Minute 18/13 (5 August 2013)
14 South Street
The Committee Clerk sent a copy of the response of the letting agent regarding 14 South Street, Dorchester to the Dorchester BID.

Parking Issues –Williams Avenue
An item was placed on the agenda of the meeting of the Traffic Panel held on 2 September 2013.
3. Minute 20/13 (5 August 2013)
Car Parking Issues – Wollaston Road
 - a) An item to consider the evidence from DCC's speed survey carried out at Wollaston Road will be considered at a future meeting of the Planning and Environment Committee.
 - b) An item regarding the traffic issues raised by Mr Stokes was placed on the agenda of the meeting of the Traffic Panel held on 2 September 2013.
 - c) The Town Clerk wrote to Dorset County Council requesting that they ensure that the road signage to Wollaston Road is clear and visible and also requesting that a red strip be painted onto the road to reinforce the no entry point.
In reply, DCC advise that they looked at this recently before they received the residents' petition. They consider that the end of the road is well signed with lit 'No Entry' signs on both sides of the road and 'No Entry' written on the road. This was recently brought forward to make it clearer to drivers. A DCC officer will look at the signage again.
4. Minute 22/13 (5 August 2013)
Car Parking Issues – Alfred Place
The Committee Clerk wrote to the resident thanking him for drawing his concerns to the Council's attention and advising him of the previous work undertaken by DCC.
5. Minute 23/13 (5 August 2013)
Proposed Changes to Bus Routes, subsidised by Dorset County Council, from 2014
The Town Clerk has formally responded to DCC's proposed changes to bus routes. In his response, he highlighted Members concerns about the loss of weekend services for local villages and raised the issue of alternative transport provision. He also said that the Town Council would welcome the opportunity to be involved in further consultation once the proposed changes had been put into place.
6. Minute 25/13 (5 August 2013)
Dorchester Community Church
An informal meeting with Town Councillors and representatives of Dorchester Community Church and West Dorset District Council was held on 21 August 2013 to discuss the Church's proposed planning application. Members were given an update on changes to the application which included moving the building back into the site to accommodate a bus lay by in Trinity Street. A number of issues were discussed including car parking provision, the public toilets on site and design issues. The Church advised that they hoped to submit the planning application in the next 2-3 weeks.

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE – 2 September 2013

PLANNING APPLICATIONS TO BE CONSIDERED

Applications can be accessed via:

[dorsetforyou.com/Home/Environment and Planning/Planning/Applications/Planning Application Search/West Dorset District Council](http://dorsetforyou.com/Home/Environment%20and%20Planning/Planning/Applications/Planning%20Application%20Search/West%20Dorset%20District%20Council), or

[http://webapps.westdorset-dc.gov.uk/PlanAppsWDDC/\(S\(zi0g3h55hwqiqt55gp32yuqy\)\)/pages/ApplicationSearch.aspx](http://webapps.westdorset-dc.gov.uk/PlanAppsWDDC/(S(zi0g3h55hwqiqt55gp32yuqy))/pages/ApplicationSearch.aspx)

1. **1/D/13/001085**
7 ALBERT ROAD, DORCHESTER, DT1 1SF
Change of use of 7 Albert Road to a Class C3 (dwellinghouse) from Class B1(a) (business) (Conservation Area)
2. **1/D/13/000989**
19 BARNES WAY, DORCHESTER, DT1 2DZ
Replace existing boundary of wall/fence with a new fence (Retrospective)
3. **1/D/13/001092**
97 WEATHERBURY WAY, DORCHESTER, DT1 2EE
Extend height of existing extension, move garage, construct porch and additional extension to rear and side, internal layout alterations, divert foul sewer, provide loft storage space.
4. **1/D/13/001054**
54 MANOR ROAD, DORCHESTER, DT1 2AY
Erect a two storey extension to the front of the property to provide an improved entrance hall and bedroom. Erect a single storey extension to the rear.
5. **1/D/13/001048 Listed Building Consent**
10 CORNHILL, DORCHESTER, DT1 1BA
Replace existing fascia signage, leaving background remaining to front and side elevations of property (Grade II Listed Building and Conservation Area)
6. **1/D/13/001095**
28 MIDDLEMARSH STREET, POUNDBURY, DORCHESTER, DT1 3FD
Convert part of garage & study over to a flat (comprising of kitchen/dining, bed sitting room & shower room)
7. **1/D/13/001126**
4 ATHELSTAN ROAD, DORCHESTER, DT1 1NR
Formation of new front entrance porch. Erection of single storey garden lounge extension to rear of host property.
8. **1/D/13/000999**
BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE,
DORCHESTER
Redevelopment for residential purposes, comprising apartments and houses, with associated parking, landscaping and internal roads (outline)
Grade II Listed Building and Conservation Area
9. **1/D/13/000264 Listed Building Consent**
KINGS ARMS HOTEL, 30 HIGH EAST STREET, DORCHESTER, DT1 1HF

Fix information board
(Grade II* Listed Building and Conservation Area)
Dorchester Town Council application on behalf of the Dorchester Joint Heritage Committee

10. **1/D/13/000265 Listed Building Consent**
22 HIGH EAST STREET, DORCHESTER, DT1 1EZ
Fix information board
(Grade II Listed Building and Conservation Area)
Dorchester Town Council application on behalf of the Dorchester Joint Heritage Committee

11. **1/D/13/000905**
80 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH
Erect prefabricated storage building to rear of fast food outlet at application.site (Retrospective.)

12. **1/D/13/000856**
80 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH
Display externally illuminated fascia sign (Retrospective).

PLANNING AND ENVIRONMENT COMMITTEE – 2 SEPTEMBER 2013

CONSULTATION ON THE LOCAL PLAN FOR WEST DORSET

Background

1. West Dorset District Council are the responsible body for the development of the Local Plan, and at their last meeting the Planning and Environment Committee noted that it has submitted a draft local plan to the Planning Inspectorate.
2. As a result of feedback during consultation carried out in the spring, the draft Local Plan was altered to remove a controversial proposal to zone land to the south east of Dorchester for a possible 1,000 houses, to be delivered during the period 2021 – 2030. This decision, in May 2013, meant that the Plan had substantially changed.
3. The District Council has now been advised by the Planning Inspector that it should now consult on the revisions it has made to the Plan, including the removal of the south east Dorchester proposal. This appears to be best practice rather than for any other reason.
4. A full copy of the Plan, which extends to over 100 pages, is available on <http://www.dorsetforyou.com/localplanexamination/west/weymouth>. There are a significant number of changes to wording of chapters dealing with general principles, which are not referred to in this report.

Recommendation

5. The Committee is invited to endorse the Local Plan in its current form and make other comments as appropriate. Additionally, it would also be appropriate to request a meeting with officers of the District Council to agree a suitable process for considering the long term future requirements for housing land allocations to meet the area's needs.

How do changes to the Local Plan affect Dorchester?

6. The most relevant part of the revised draft Plan to note is the following paragraph:

“The Plan currently allocates sufficient housing land for the development of 8,463 new homes in West Dorset. This is short of a 20 year supply by between 637 and 1,777 – representing 1.25 to 2.5 years' worth of supply. A number of options for meeting this need have been assessed, including options for the future expansion of Dorchester, but there are some significant heritage constraints to be taken into account. Further work will be undertaken on future development options for the end of the plan period, depending on the results of housing land supply monitoring nearer the time, which may for example show that a greater amount of development has come forward from neighbourhood plans than had been anticipated.”

7. Breaking the paragraph down, it appears to say:

- House numbers from major sites identified in the Plan are insufficient to meet the target for Housing in West Dorset during 2025 – 2033

- West Dorset hasn't found anywhere to put a major site allocation that doesn't create a negative heritage impact
 - They anticipate that Neighbourhood planning and other windfall housebuilding opportunities will help close the gap but if it doesn't they will have to look again at options for major sites and at present there is no plan in place for Dorchester's expansion once Poundbury is completed.
8. As a result West Dorset has come up with a "settlement hierarchy" with Dorchester as the highest priority location for new development.
 9. While the proposal at Came Down has been removed from the draft Local Plan for the moment, the District Council is signalling that it will need to revisit the question of the future expansion of Dorchester.
 10. In discussions with the District Council, the Town Clerk has identified that although the housing proposal has been removed from the draft Local Plan there are still references to the related employment sites that were included in the proposal. District Council officers have identified their intention to advise the Inspector that these should now be removed from the plan.
 11. One minor issue that the Town Council may wish to consider commenting on is the inclusion of the Territorial Army Centre and Recreation Ground within the Marabout and Grove Key Employment Site boundary. At present the site is not used for employment purposes and given that it is difficult to predict the role of this large site near the centre of Dorchester, over the full plan life of 20 years, it would be preferable not to see it described as such.

Neighbourhood Planning

12. A Neighbourhood Plan formalises the views of a particular community, acting as a supplement to, and strengthening, the policies of the District Local Plan.
13. The draft Local Plan notes the following:

"West Dorset District Council ... will support communities that wish to use these new planning tools, by providing advice and assistance. As a minimum this will include advice on the area that the plan or order should cover (as this will need to be approved), and help identifying the extent to which their proposals are in general conformity with national planning policy and the strategic objectives and approach of this local plan. A greater level of support will be directed at those communities that can help in the delivery of sustainable growth in the plan area."
14. Thame Town Council, who produced one of the first Neighbourhood Plans, identified the cost of producing the plan at £100,000, and recognised that it also dominated the officer agenda for nearly 2 years. So, it is important that the full resource implications are considered against the benefits that might be delivered, before embarking on a process. Often a local council can achieve its ambitions working with the District Council informally, rather than through a formal document.
15. When setting out our new Corporate Plan this autumn, the Town Council will be asked to consider whether they wish to commit resources to a neighbourhood planning type approach.

Adrian Stuart
Town Clerk

Dorset Highways Policy

Trading on the Highway Policy



Policy Statement

Trading on sections of the highway open to vehicular traffic is unlawful and in many cases could be considered unsafe in highway terms. In conjunction with Dorset Police, Dorset Highways will take enforcement action against unlawful trading on the highway and give priority to enforcing those locations where trading is dangerous or causes an obstruction.

Dorset Highways will take steps to recover any expenses expended in taking enforcement action as permitted in the Highways Act.

Policy Authorised by: EOC and the Cabinet

Date of Authorisation: [XXXXXXX](#)

Trading on the Highway Policy

Policy Objectives

- To ensure that Dorset Highways is complying with the current laws and regulations (Highway Act 1980).
- To ensure that Dorset Highways has a robust policy in place for instances where it needs to take legal action against those trading unlawfully on the highway.

- To manage approaches from the owners of mobile catering facilities wishing to trade on the highway.
- To ensure that the full costs of assessing and enforcement is recovered.

Key Influences

- Highways Act 1980
- Local Government (Miscellaneous Provisions) Act 1982, Section 115 A to K
- Traffic Management Act 2004
- Safety – to ensure that any trading that takes place on the highway does not compromise the safety of highway users.

Definitions and Scope

For the purposes of this policy, a trader is anyone wishing to use part of the highway in order to sell wares or services.

Inclusions

- All sections of the highway open to vehicular traffic.

Exclusions

- Sections of the highway not open to vehicular traffic.
- Pedestrianised areas.
- Sections of highway designated as Picnic Areas.

Measures of Effectiveness

Measures of effectiveness will include:

- The number of complaints, comments and enquiries relating to trading taking place on the highway.

<http://www.snapsurveys.com/swf/surveylogin.asp?k=137180863662>

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE – 2 SEPTEMBER 2013

Decisions on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications reported at the meeting on 2 September 2013:

1. **1/D/13/000752**
7 BREWERY SQUARE, DORCHESTER, DT1 1HX
Installation of 1 no. projecting internally illuminated sign and 1 no. illuminated fascia sign (both LED)
Advertisement consent approved
Dorchester Town Council comment: Recommend refusal as illuminated signs are against the Town Council's policy.
2. **1/D/13/000900**
HERITAGE AUTOMOTIVE LTD, THE GROVE, DORCHESTER, DT1 1XU
2 x 48 sheet poster boards to the south elevation facing Lidl.
Advertisement consent refused
Reasons for refusal:
The proposed signs, by reason of their size and their use of poster advertisements are considered to adversely impact on the amenity of the area. The proposed use of two substantial poster signs in this location are considered to detract from the character and appearance of the historic Dorchester Conservation Area at this highly significant and prominent gateway site into the town.
Dorchester Town Council comment: No objection
3. **1/D/13/000795**
GREENWOOD, MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ER
Single storey extension
Application withdrawn 7 August 2013
Dorchester Town Council comment: No objection
4. **1/D/13/000955**
28 SOUTH COURT AVENUE, DORCHESTER, DT1 2BX
New timber garage. Lean to rear extension forming extended kitchen & dining area. Loft Conversion with side & rear dormer windows.
Application withdrawn 19 August 2013
Dorchester Town Council comment: Recommend refusal. The development would be out of character with the street scene and at variance with the established character of the area. It would not enhance or complement neighbouring buildings.
5. **1/D/13/000395 Listed Building Consent**
THE ROYAL OAK, HIGH WEST STREET, DORCHESTER, DT1 1UW
Removal of existing modern flat roof side extension & installation of new hardwood screen in its place.
Demolition of existing modern garage, with associated works to boundary walls and ramp. Extending the courtyard garden over the footprint of the demolished garage, with new brick paving, relocated gates, gravel planter areas & new foundation for a jumbrella. Construction of a new bin store.
Application withdrawn 14 August 2013
Dorchester Town Council comment: Recommend refusal. The Council has major concerns regarding the impact on neighbours.
6. **1/D/13/000348**
11 BREWERY SQUARE, DORCHESTER, DT1 1HX
Fit out of unit including new ceilings/partitions, electrics HVAC, flooring, shopfront signage, lighting and fire alarm installation
Planning permission approved
Dorchester Town Council comment: The Council recommends refusal for the shop front lighting but have no objection to the other elements of the application.
7. **1/D/13/000349**
11 BREWERY SQUARE, DORCHESTER, DT1 1HX
Internally illuminated shop front and projecting signs
Advertisement consent approved
Dorchester Town Council comment: Recommend refusal to the internally illuminated shop front.

