



DORCHESTER TOWN COUNCIL

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Adrian Stuart, Town Clerk

25th, February 2014

Dear Sir or Madam,

A MEETING of the **PLANNING AND ENVIRONMENT COMMITTEE** will be held in the **COUNCIL CHAMBER, MUNICIPAL BUILDINGS, DORCHESTER** on **MONDAY, 3rd MARCH 2014** 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. MINUTES

To receive and consider the Minutes of the Committee held on 3rd February 2014 (copy attached).

3. MINUTE UPDATE REPORT

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

4. PLANNING APPLICATIONS FOR COMMENT

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

5. DORCHESTER TRANSPORT AND ENVIRONMENT PLAN (DTEP)

To consider the report of the Town Clerk on how the Town Council could play a role in supporting how constructive feedback is given to future DTEP proposals.

6. REQUEST FOR PARKING RESTRICTIONS

To consider the request from Dorchester Blinds, supported by Loopy Lou's Sandwich Bar and The Window Man, that a parking restriction of 1 hour's limited parking be put on the layby immediately outside the entrance of the premises that was previously County Tiles on Miller's Close, Grove Trading Estate. These businesses are concerned that this layby is being used for all day parking and therefore potential customers cannot park their cars and then drive off. Map of area attached.

7. WEST DORSET DISTRICT COUNCIL

Decisions on Planning Applications and Withdrawn Applications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) etc.

8. URGENT ITEMS

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

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

3RD FEBRUARY 2014

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

APOLOGIES for absence were received from Councillors E.S. Jones and Trevor Jones

67. APPOINTMENT OF CHAIRMAN

Councillor S Hosford was appointed as Chairman for the remainder of the 2013/14 municipal year.

68. APPOINTMENT OF VICE CHAIRMAN

Councillor M Rennie was appointed Vice Chairman for the remainder of the 2013/14 municipal year.

The Chairman thanked the previous Chairman, Cllr F Kent-Ledger, for all her commitment to the Committee since becoming Chairman in 2005 and her comments were echoed by other Members.

69. MINUTES

The Minutes of the Meeting of the Committee held on 6th January 2014, adopted by Council on 28 January 2014, were taken as read and were confirmed and signed by the Chairman as a correct record.

70. MINUTE UPDATE REPORT

(a) Minute 45/12 Flooding

The Committee Clerk advised that representatives of Dorset County Council and the Environment Agency were due to give a presentation, about flooding issues in the Town, to the Committee on 31 March 2014.

(b) Minute 60/13 Parking Queen's Avenue Area

The Committee Clerk confirmed that the drop in session for local residents would be held on 20 February 2014.

(c) Minute 62.1/13 Budget Issues

Following Council approval of the budget bid to support the Community Speed Watch Scheme, the Committee Clerk would liaise with Dorset Police as to the way forward and the Traffic Panel would be involved at the appropriate time.

71. PARKING IN WESSEX ROAD

The Chairman gave a summary of the issues that had been reported to the Council and Members discussed the concerns raised by local residents and others. Whilst appreciating the parking problems in Wessex Road and other roads in the vicinity, Members were most concerned about the access problems for emergency and service vehicles. Options for improvements were considered such as a residents' permit scheme and double yellow lines and comments were made about parking enforcement. Members considered that local employers had a role to play in promoting considerate parking and supporting and expanding park and ride schemes. All agreed that there were continuing and increasing on street parking problems all over the Town and a concerted effort was needed by the relevant authorities to resolve this in a strategic way.

Several residents of Wessex Road addressed the Committee and they gave examples of the problems they were experiencing. They had concerns that it would take a serious incident to occur before the problems were addressed and upcoming increases in car parking charges would exacerbate the current situation.

The residents present were reminded that it was a requirement for there to be a consensus on what action they wanted to be taken otherwise, as had happened previously, DCC could not introduce any new parking restrictions.

The Committee agreed that tackling parking problems in Wessex Road should be the Council's priority item on the list of requests for parking restrictions submitted to Dorset County Council.

It was

RESOLVED

- 1) That Dorset County Council be requested to carry out a consultation with the residents of Wessex Road, giving them options on resolutions to the parking problems in the Road and asking for residents' views, before coming back to the Town Council with a proposal for new parking restrictions in the Road.
- 2) That Dorset County Council be advised that tackling the parking problems in Wessex Road is now the Town Council's priority item in its requests for parking restrictions.
- 3) That the Town Clerk writes to Dorset County Hospital asking that it takes any measures possible to encourage their staff to park legally and considerately on street.
- 4) That the Town Clerk writes to Dorset Police asking them to concentrate on and be proactive in patrolling Wessex Road, on a regular basis, to deal with traffic violations.

72. PRESENTATION BY BROADVIEW ENERGY

Mr Tom Cosgrove of Broadview Energy Ltd gave the Committee a presentation about the Company's proposals for a Wind Farm at Slyer's Lane. He spoke about the Company's experience and its development portfolio, reasons for promoting wind energy, the specifics of the Syler's Lane site and proposal, the planning application process and the importance to the company of public consultation and community involvement.

In response to questions, he gave further information on a number of points including turbine heights, operational times, the choice of site and proximity to the AOB, the projected timetable for construction, protection of footpaths and bridleways and potential impact on local aviation. Mr Cosgrove advised that the Company would be arranging a site visit to an operational wind farm in Cornwall and Members would be able to attend.

The Chairman thanked Mr Cosgrove for his informative presentation.

Cllr R Potter left the meeting.

73. PLANNING APPLICATIONS

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

RESOLVED

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

Cllr R Potter rejoined the meeting.

74. DORSET HIGHWAYS PROVISIONAL CONSTRUCTION PROGRAMME 2014/15

The Committee noted the Dorset Highways Provisional Construction Programme 2014/15.

75. WEST DORSET DISTRICT COUNCIL - TREES

The Committee considered tree works applications WD/CA/14/0007 and WD/TP/14/0008, both for the Holy Trinity Parish Centre. There were concerns about the large amounts of works proposed and they did not consider that there was enough evidence or justification for these works.

Members wished to undertake a site visit, with West Dorset District Council's Tree Officer, to look at the trees involved and to have an explanation of the works proposed. They also agreed that that the site owner be requested to carry out replacement planting on site where possible as the wooded nature of the site was a distinctive local feature.

If a site visit was arranged, any Councillors attending were asked to use it as an opportunity to assess the access issues and the impact on trees of the Culliford Road entrance to the site.

It was

RESOLVED

- 1) That West Dorset District Council be informed that the Town Council objects to WD/CA/14/0007 and WD/TP/14/0008 as there was not enough evidence or justification for these works.
- 2) That West Dorset District Council's Tree Officer be requested to arrange a site visit, with Town Councillors, to look at the trees involved and to have an explanation of the works proposed.
- 3) That through West Dorset District Council's Tree Officer, the site owner be requested to carry out replacement planting where possible.

76. ROAD SAFETY COLLISION MAP ON DORSETFORYOU

The Committee noted that Dorset Highways Management and the GIS Team had developed a public facing map showing basic road traffic collision information and this was accessible through DorsetForYou.

77. DECISIONS ON PLANNING APPLICATIONS

The Committee noted the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications.

Committee members reported that it was due to a change in roof pitch of the extension of 9 Harveys Terrace that planning permission had been approved and due to an objection, work on the Toucan Crossing at Weymouth Avenue was delayed.

Chairman

Dorchester Town Council

Planning applications considered by the Planning and Environment Committee on 3 February 2014

1. **1/D/13/001644 Advertisement Consent (Retrospective)**
1/D/13/001645 Listed Building Consent (Retrospective)
46 HIGH EAST STREET, DORCHESTER, DT1 1HU
Erect advertising sign with illumination
Conservation Area and Grade II Listed Building
No objection
2. **WD/D/14/000009 (Revised Scheme)**
38 LONDON ROAD, DORCHESTER, DT1 1NE
Construction of a pair of semi-detached homes with associated parking and access
Recommend refusal. Overdevelopment of the site and the proposed development would harm the living conditions of residents and future occupiers in terms of unacceptable noise and disturbance.
3. **WD/D/14/000001**
WD/D/14/000002 Listed Building Consent
43 HIGH EAST STREET, DORCHESTER, DT1 1HN
Conversion and adaptation of existing retail unit into two dwellings
Conservation Area and Grade II Listed Building
No objection
4. **1/D/13/001767**
11 DURNGATE STREET, DORCHESTER, DT1 1NA
Demolish garage block & outbuildings. Erect single and two storey extensions and carry out alterations.
Construct new vehicular & pedestrian access
Conservation Area
No objection. However, the Committee considered that the surface treatment (pavings and block paviers) to the lower garden terrace (including the parking space) and the upper garden terrace should be a permeable material.
5. **1/D/13/001774**
GREENWOOD, MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ER
Single storey extension
No objection
6. **WD/D/14/000066**
THE ROYAL OAK, 20-22 HIGH WEST STREET, DORCHESTER, DT1 1UW
Internal alterations to the existing toilets
Conservation Area and Grade II Listed Building
No objection
7. **1/D/13/001773**
4 HAWTHORN ROAD, DORCHESTER, DT1 2PD
Single storey pitched roof extension forming ground floor bedroom & wet room. Day room.
No objection
8. **1/D/13/001665**
1/D/13/001666 (Advertisement Consent)
TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY
Installation of Dry Cleaning, Key Cutting, Shoe & Watch Repairs Pod to Class 1 Retail Premises
Recommend refusal. The application does not comply with Condition 1 of Planning Application 1/D/08/001801 and fails the sequential test as detailed in the draft Local Plan by virtue of the fact that the use can be, and is already, located in the town centre. If approved, this application would have an adverse impact on the vitality and viability of Dorchester's town centre.
9. **1/D/13/001727**
123 MONMOUTH ROAD, DORCHESTER, DT1 2DF
Single and two storey extension to rear of existing end of terrace house.
Attic conversion including new dormer window.

Recommend refusal. The scale and mass of the proposed extension would create overdevelopment of the site and cause an adverse impact on the adjoining neighbour's amenity.

10. **WD/D/14/000118**
TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY
Installation of a pod with canopy over the space formerly taken up by car parking
No objection
11. **1/D/13/001748**
1/D/13/001749 (Advertisement Consent)
14 SOUTH STREET, DORCHESTER, DT1 1BS
1no new fascia sign, 1no new projecting sign, 1no entrance doors being brought forward and internal cosmetic works
Conservation Area
No objection
12. **1/D/13/001757**
67 QUEENS AVENUE, DORCHESTER, DT1 2EP
Two storey side extension, forming garage to ground level & bedroom to first floor. Single storey extension to rear forming extended kitchen & hobby room. Internal alterations & loft conversion
No objection
13. **WD/D/14/0155 (Retrospective)**
COMPASS GARAGE, COMPASS HOUSE, THE GROVE, DORCHESTER, DT1 1XT
Use of part of site as car wash facility
Conservation Area
No objection
14. **WD/D/14/000170**
11 PRINCES STREET, DORCHESTER, DT1 1TW
Repair and decorate front of house. Fit secondary glazing in four windows
Grade II Listed Building and Conservation Area
No objection
15. **WD/D/14/0177**
4 Hutchins Close, Dorchester DT1 2RH
Remove garage and erect single-storey extension
Recommend refusal. The extent of the proposed extension would bring it right to the boundary of a neighbouring property.

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Minute Update Report

1. **Minute 4/13 (3 June 2013) – Road Safety Vicinity of Dorchester Middle and Thomas Hardy Schools**

Dorset County Council will be holding a drop in session for local residents regarding traffic, parking and related issues in the Victoria Park area on Wednesday 5 March from 5.00 – 7.00pm at the Thomas Hardy School. The resident who raised this issue with the Committee has been informed of this session.

2. **Minute 27/13 (2 September 2013) – Car Parking Guidance Signs**

A Councillor has reported that there have been recent problems with the accuracy of the availability of parking spaces indicated on these signs.

Dorset County Council has advised that the mobile phone signal has been dropping the communications between the signs and the Car park Guidance System at County Hall. When the contractor is in Dorchester in the next couple of weeks, booster aerials will be fitted at each sign in order to improve the reliability of the communications. DCC is working very closely with the contractor to remedy these problems.

3. **Minute 60/13 Parking – Queen’s Avenue Area**

A drop in session, advertised to residents of Queen’s Avenue, Clarence Road and Lime Close, was held at St Mary’s Church Hall on 20 February 2014 and this was very well attended. The information obtained at this session will now be collated and assessed and the outcome reported to the Planning and Environment Committee on 31 March 2014.

4. **Minute 70. c)/13 – Budget Issues**

The Committee Clerk has arranged a meeting with PCSO Sarah Pilcher to discuss the way forward with the Town Council supporting the Community Speed Watch Scheme.

5. **Minute 71/13 – Parking in Wessex Road (Minute 71/1) and 2)**

Dorset County Council has been requested to carry out a consultation with the residents of Wessex Road, giving them options on resolutions to the parking problems in the Road and asking for residents’ views, before coming back to the Town Council with a proposal for new parking restrictions in the Road. They have also been advised that tackling the parking problems in Wessex Road is now the Town Council’s priority item in its requests for parking restrictions.

In response, Dorset County Council has advised that it will not be in a position to carry out any work in Dorchester until the consolidation of the West Dorset Order, which includes Dorchester, is complete. This is likely to be some months away. The Town Council’s requests will then have to be scheduled into their programme of work which also takes account of requests from other Town and Parish Councils. These must be dealt with these on a fair and equal basis.

For information, the other outstanding requests with Dorset County Council for additional parking restrictions are:

Clarence Rd/Treves Road
South Court Avenue
Cromwell Road/Alfred Road (Police request)
Gloucester Road

Minute 71/4)

Dorset Police were asked to concentrate on and be proactive in patrolling Wessex Road, on a regular basis, to deal with traffic violations.

They were pleased that the Committee have recognised the issues and are seeking a long term solution. Dorset Police have recently received complaints from residents regarding the parking and also complaints from those who have recently received parking tickets from us. They are aware of the issue and get involved when they are informed that the area is blocking emergency access and or the refuse collection services etc.

Their powers are short term measures through enforcement which attract both positive and negatives responses. Dorset Police hopes that The Town Council's work with local residents and the hospital will lead to a longer term solution. They have previously contacted the hospital to pass on concerns and ask that staff park elsewhere.

Dorchester Town Council

Planning and Environment Committee – 3 March 2014

Planning applications to be considered

Applications can be accessed via:

[dorsetforyou.com/Home/Environment and Planning/Planning/Planning Applications/Planning Application Search/West Dorset District Council](http://dorsetforyou.com/Home/Environment%20and%20Planning/Planning/Planning%20Applications/Planning%20Application%20Search/West%20Dorset%20District%20Council), or
[http://webapps.westdorset-dc.gov.uk/PlanAppsWDCC/\(S\(zi0g3h55hwqigt55gp32yuqy\)\)/pages/ApplicationSearch.aspx](http://webapps.westdorset-dc.gov.uk/PlanAppsWDCC/(S(zi0g3h55hwqigt55gp32yuqy))/pages/ApplicationSearch.aspx)

1. **WD/D/14/000197**
STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER DT1 1UT
Change of use of part of the existing office accommodation into 9 dwelling houses and 1 flat
Conservation Area and Grade II Listed Building
2. **WD/D/14/000244**
70 MELLSTOCK AVENUE, DORCHESTER DT1 2BQ
Front porch extension with pitch roof
3. **1/D/13/001689**
1 THORNHILL CLOSE, DORCHESTER DT1 2RE
Single storey extension to replace conservatory
4. **WD/D/14/000279**
4 ATHELSTAN ROAD, DORCHESTER DT1 1NR
Build 2No. timber lodges which will be used as bed and breakfast accommodation in association with No. 4 Athelstan Road (amended scheme)
5. **WD/D/14/000284**
41 WEYMOUTH AVENUE, DORCHESTER, DT1 2RY
Extension of existing garage housing new MOT bay
6. **WD/D/14/000366**
BUILDINGS 8 AND 9, BUTTERMARKE T, POUNDBURY
Change 2No commercial units to 2No 2 bed flats (Building 8). Change first floor commercial floorspace to self-contained maisonette (Building 9)
7. **WD/D/14/000375 (Advertisement consent)**
ROUNDAABOUT AT JUNCTION WITH ST JOHN WAY AND MIDDLEMARSH STREET, BRIDPORT ROAD, DORCHESTER
4No Non-illuminated roundabout sponsorship signs
8. **WD/D/14/000377 (Advertisement consent)**
ROUNDAABOUT AT JUNCTION WITH PEVERELL AVENUE EAST AND MIDDLE FARM WAY, BRIDPORT ROAD, POUNDBURY
4No Non-illuminated roundabout sponsorship signs
9. **WD/D/14/000414**
LAND NORTH EAST OF QUEEN MOTHER SQUARE, QUEEN MOTHER SQUARE, POUNDBURY
Construct three buildings on northern and eastern sides of Queen Mother Square, and erect statue with minor material amendments to design of the scheme previously approved (reference 1/D/13/000606) with variation to condition 1 to reflect amended drawings
10. **WD/D/14/000409 (Advertisement Consent)**
7 TUDOR ARCADE, SOUTH STREET, DORCHESTER, DT1 1BN
New illuminated signage
11. 9 CORNHILL, DORCHESTER, DT1 1BA
WD/D/14/000401 (Advertisement Consent)

Application to display advertising signage

WD/D/14/000403

Removal and replacement of the existing shop front

WD/D/14/000404 (Listed Building Consent)

Removal and replacement of the existing shop front

Conservation Area and Grade II Listed Building

12. **WD/D/14/000415 (Listed Building Consent)**

UNIT 2, ANTELOPE WALK, DORCHESTER, DT1 1BE

Provide new wall finishes to comply with new brand finishes, including slat wall to hang merchandise

Replace existing non historic flooring with new floor finishes to comply with new brand finishes

Provide a plasterboard ceiling over existing plasterboard and install new lighting and ceiling fixtures

Redecorate front elevation window to match existing and repaint external doors black. Replace and reposition cash desk.

Conservation Area and Grade II Listed Building

13. **WD/D/2014/000304**

MANOR PARK C OF E FIRST SCHOOL, MELLSTOCK AVENUE, DORCHESTER DT1 2BH

New six classroom extension, extensions to hall and classbases, removal of mobile classrooms and landscape works

Planning and Environment Committee – 3 March 2014

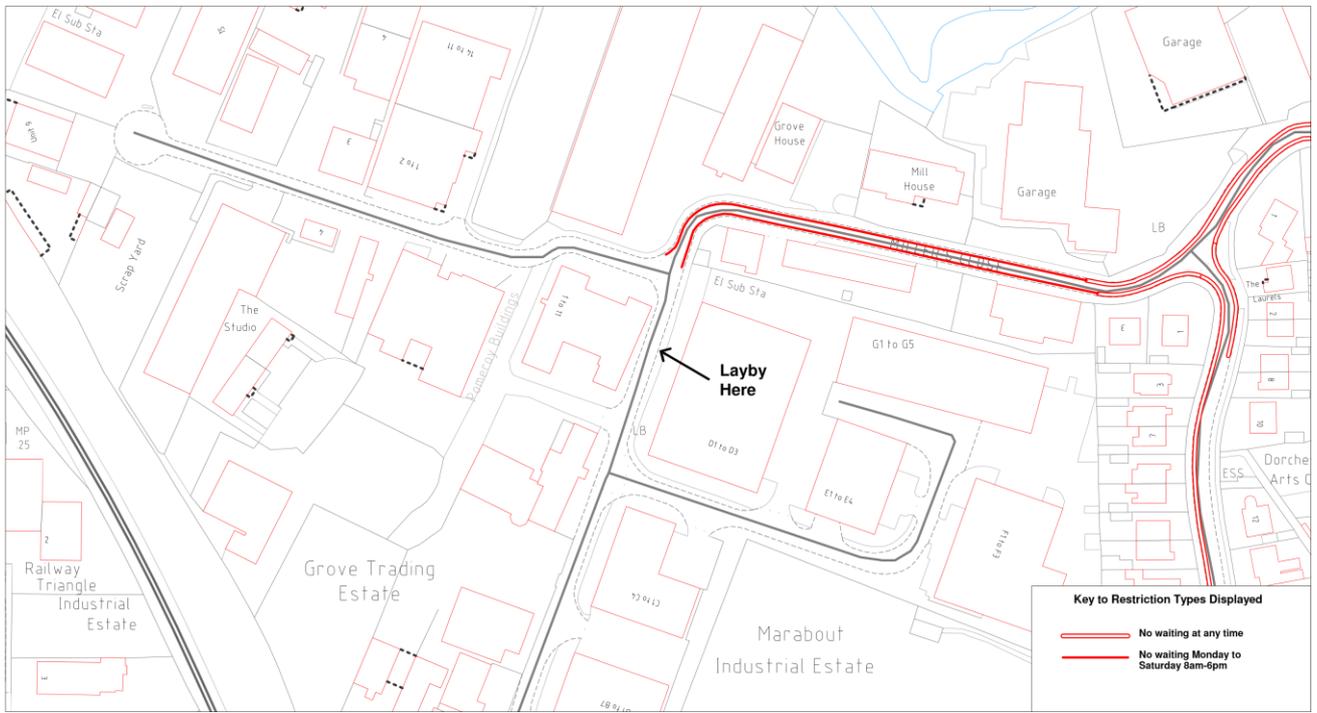
Dorchester Transport and Environment Plan

1. In December 2013, following extensive objections by local residents, the Town Council fed its views back to Dorset County Council (DCC) regarding the above plans. In summary the Town Council's views were:
 - It still supported the principles of DTEP, to remove/reduce traffic in High West/East Street
 - But not at a cost to residential areas in the town (Cornwall Road, Great Western Road, Princes Street, North Square area)
 - Safety issues at Top o' Town need to be addressed.
2. DCC's Cabinet will receive a report on 26 February 2014 regarding public feedback (available on the dorsetforyou.com website). The report makes the following recommendations: -
 1. All options suggested by the public are investigated and analysed;
 2. An assessment is undertaken as to what amendments might be made to the proposals to deal with the concerns expressed by the public;
 3. Further development of the project towards construction is put on hold awaiting that assessment.

The Town Clerk has written to the Cabinet's Committee Administrator on the Town Council's behalf in support of the recommendations.

3. It is likely that as a result of the review fresh proposals will emerge from Dorset County Council. It is quite conceivable that if the next set of proposals receives further significant negative feedback the attention of DCC staff might be turned to other county projects. It is therefore important, if the Town Council wants to see an improvement in how traffic is managed in the town centre, that it plays a role in supporting how constructive feedback is given to future proposals.
4. The Committee may wish to consider developing a resident's panel with which it could discuss future DCC proposals before the Town Council makes formal comment. If it wishes to do this, a start point might be to contact those residents that spoke at the December Planning and Environment Committee. It would be important that all of the residential areas identified in the Town Council's resolution are represented in any Panel. Members' views on this proposal are sought.
5. One issue which has not been given significant profile to date is safe routes to school. Members may wish to receive a separate briefing on this subject at a future Committee meeting.
6. Separate discussions have been held with the Chairman of the Dorchester Area Community Partnership about how they might co-ordinate a response to any future DTEP proposals on behalf of the parishes outside of Dorchester.

Adrian Stuart
Town Clerk



Dorchester Town Council

Planning and Environment Committee – 3 March 2014

Decisions on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications etc reported at the meeting on 3 March 2014.

1. **1/D/13/001645**

46 HIGH EAST STREET, DORCHESTER, DT1 1HU

Erect advertising sign with illumination (retrospective)

Conservation Area and Grade II Listed Building

Dorchester Town Council comment: No objection.

Planning permission refused by West Dorset District Council:

It is considered that the advertisement by reason of its modern style, modern materials and inappropriate external illumination, fails to preserve the special architectural and historic interest of the Grade II listed building and is detrimental to the setting of the other listed buildings in the area, all of which are situated within the Dorchester Conservation Area.