



Dorchester Town Council

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29 October 2014

Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 3 November 2014 at 7.00pm.

Adrian Stuart
Town Clerk

Public Speaking at the Meeting

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

Member Code of Conduct: Declaration of Interests

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

Membership of the Committee

Councillors V. Allan, K. Armitage, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie, D. Roberts, D. Taylor and P. Mann (the Mayor ex-officio)

1. Apologies and Declarations of Interest

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 6 October 2014 (copy attached).

3. Minute Update Report

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

4. Car Parking

Stuart Longbottom, Assets and Infrastructure Manager, West Dorset District Council will be attending the meeting to update the Committee on the consultation process for any proposed changes to car parking charges etc for 2015/16 and to answer Members' questions on this.

5. Herringston Road Community Speed Watch Scheme

Members of the Community Speed Watch Scheme for Herringston Road will be attending the meeting to report on the operation and outcome of the Scheme so far.

6. Planning Applications for Comment

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

7. Part Night Street Lighting

To consider the request from a Member that Dorset County Council be asked to look at increasing the hours of street lighting in the area around Dorchester South Station, the approach roads and Monmouth Road during the first and last weeks of British Summer Time.

8. Decisions on Planning Applications and Withdrawn Applications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 etc (list attached).

9. Urgent Items

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

Planning and Environment Committee – 3 November 2014

Minute Update Report

1. Minute 4/14 High East Street (2 June 2014)

Extract from minutes of Heritage Committee held on 13 October 2014:

The representative from the Civic Society reported that the Civic Society was not in a position to pursue the idea of an awards scheme for High East Street but that it was presently investigating the possibility of introducing a 'Derek Beauchamp' award which would have a wider remit than just High East Street. He also reported that Alan Keel had prepared a note to the Civic Society which listed all of the actions which were already going on to improve the area and it did seem that quite a few things were happening as a result of Mr Keel's pressure.

It was suggested that the Area Champion from Dorchester BID be invited to the next meeting of the Committee to see if there was anything that could be done through the BID.

The Chairman reported that he would contact the AONB team at Dorset County Council in respect of the entrance to the town from Kingston Maurward roundabout.

Members felt that this issue should be monitored and agreed that it be a standing item on future agenda.

RESOLVED

(1) That the report of the Civic Society representative be noted.

(2) That the Area Champion from Dorchester BID be invited to the next meeting of the Committee to see if there was anything that could be done through the BID.

(3) That this issue be monitored and that it be a standing item on future agenda.

2. Minute 32/14 Dorchester Prison Site (1 September 2014)

The Mayor and the Town Council's Compliance Manager met with the Prison Estates Lead for the South West and were advised that initial clearing and maintenance work to the riverside garden had been undertaken and this would be ongoing until the site was sold.

3. Minute 34/14 Dorset County Council's timetable for the consideration of requests for parking restrictions (1 September 2014)

A Member and the Town Clerk met with Dorset County Council's Traffic Engineering Team Manager to discuss progress on the action being taken to address parking issues in the Queen's Avenue area. The Team Manager reported that options for addressing the issues were being considered and evidence of traffic flows and speeds had been gathered for Cambridge/Windsor/Louise and Clarence Roads. The potential development of part of the Thomas Hardye school field could have an impact on traffic flows and parking and this would need to be factored in to future plans if approved.

4. Minute 37/14 Consultation on Further Proposed Changes to the new Local Plan for West Dorset, Weymouth and Portland (1 September 2014)

The Independent Examination on the West Dorset, Weymouth and Portland Local Plan will be held at South Walks House between 25 November and 12 December 2014. Members have been sent a copy of the draft programme of the Examination and are free to attend any sessions they have an interest in.

The Town Clerk will be attending the sessions on 25 November regarding the Spatial Strategy and on 26 November regarding Housing Policy.

The Committee Clerk will be attending the session on 9 December regarding Dorchester issues.

5. Minute 43/14 Car Parking (6 October 2014)

A West Dorset District Council officer will be attending the meeting on 3 November 2014 to discuss the deferred item regarding the consultation process for any proposed changes to car

parking charges etc for 2015/16.

David Evans, Director of Environment, WDDC advises that with regards to parking during construction of the Charles Street development, it is the responsibility of Simons as the developer of the Charles Street site to submit proposals to the Council setting out how they propose to provide for parking during the construction period. He will advise Simons, in developing their proposals, to liaise with the Town Council. This is covered by condition 11 of the outline renewal **(1/D/13/001272)** which states;

“Prior to the commencement of above ground works (excluding demolition) for Phase 2 a “Car Parking During Construction Management Plan” shall be submitted to, and agreed in writing by, the local planning authority. Thereafter, development shall proceed in accordance with such Management Plan unless agreed otherwise in writing by the local planning authority.

REASON: This condition was recommended by the local highway authority to minimise disruption caused by reduction in car parking during construction, thereby meeting the objectives of West Dorset District Local plan policy TRAN5 (Parking Provision).”

Dorchester Town Council

Planning and Environment Committee – 3 November 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/PlanAppsWDDC/\(S\(zl0g3h55hwqigt55gp32yuqy\)\)/pages/ApplicationSearch.aspx](http://dc.gov.uk/PlanAppsWDDC/(S(zl0g3h55hwqigt55gp32yuqy))/pages/ApplicationSearch.aspx)

1. **34 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ
WD/D/14/002237**
Replace an existing rear conservatory with a single & two storey extension. Replace the main entrance porch flat roof with a lean to roof.
2. **11A ST GEORGES ROAD, DORCHESTER, DT1 1PA
WD/D/14/002449**
Redevelop site by erection of 3 no. dwellings.
3. **EMERALD COTTAGE, ALICE ROAD, DORCHESTER, DT1 2LL
WD/D/14/002340**
Loft conversion with side flat roof dormer. Conversion of garage into office
4. **UNIT D2, MARABOUT INDUSTRIAL ESTATE, DORCHESTER, DT1 1YA
WD/D/14/002464**
Construct two window openings in west elevation
5. **GOULDS FASHION STORE, 11-12 SOUTH STREET, DORCHESTER, DT1 1BU
WD/D/14/002270 + WD/D/14/002271 (Advertisement)**
Conservation area and affects setting of Listed Building
Replacement of existing shop fascia / signage and the construction of a new sign box with signage sited above the existing entrance doors
6. **101 BRIDPORT ROAD, DORCHESTER, DT1 2NH
WD/D/14/002554**
New two storey side extension and internal alterations
7. **FLAT 4, BRIDGE COURT, HIGH EAST STREET, DORCHESTER, DT1 1JA
WD/D/14/002181**
Conservation Area and Grade II Listed Building
Change of use from staff and guest accommodation to a residential flat
8. **35 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG
WD/D/14/002628**
Replace an existing flat roofed side extension with a new lean to extension and main entrance porch
9. **KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3BW
WD/D/14/002601**
Erection of detached building for mixed use as public house and restaurant with hotel

accommodation (A3/A4/C1)

10. **FLATS 57-74 CHRISTCHURCH COURT, THE GROVE, DORCHESTER, DT1 1TD**
WD/D/14/002644
Conservation Area
Clad the walls with external insulation finished with real brick slips of colour to match existing

11. **FLAT 3, 10 QUEENS AVENUE, DORCHESTER, DT1 2EW**
WD/D/14/002667
Conservation Area
Extension to flat within footprint of existing yard

12. **RED COW FARM, 75 ST GEORGES ROAD, DORCHESTER, DT1 1PB**
WD/D/14/002579
Construct new road, demolish existing farm buildings, convert existing barn into three dwellings and erect fifty one further dwellings and employment with associated garaging and access. Provide allotments and public open space with variation of Condition 1 of planning approval 1/D/09/001378 due to minor amendments to drawings 0327.112A and 0327.113A (existing barns are not suitable for conversion and need to be demolished and rebuilt as new)

13. **29 DAGMAR ROAD, DORCHESTER, DT1 2NA**
WD/D/14/002629 (Variation of Condition)
Single storey rear extension to provide ground floor bedroom and shower room for use by disabled son of applicants.

14. **25 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY**
WD/D/14/002679
First floor extension to provide additional bedroom

DORCHESTER TOWN COUNCIL

Extracts from the Minutes of PLANNING AND ENVIRONMENT COMMITTEE

4th JANUARY, 2011

49. DORSET COUNTY COUNCIL

(b) Part Night Street Lighting

The Committee received and considered a letter dated 20th December, 2010 suggesting that street lighting would be switched off between midnight and early morning in both urban and rural residential areas. Designated traffic routes, town centres and roads with speed humps or high crime levels would remain lit all night. Some Members expressed their concerns at this proposal. Following discussion it was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council seeking confirmation of which roads they consider are designated traffic routes and which roads in their opinion have a high crime level and would therefore be exempt from the proposal.

4th APRIL, 2011

65. DORSET COUNTY COUNCIL

(a) Part Night Street Lighting

Further to Minute 49(b) the Committee received and considered a letter and map dated 8th March, 2011 from the Principal Engineer, Dorset Engineering Consultancy regarding the change to part night street lighting. The Committee noted that the rationale behind some minor junctions at Thomas Hardye Gardens remaining lit was due to their vertical traffic calming features. Following discussion it was

RESOLVED

That no objection be raised to the proposals.

Extract from the DorsetForYou website

Frequently asked questions about part night lighting.

Who made the decision to turn lights off?

Street lighting is not a statutory duty and the only way this 20% budget reduction could be achieved is by turning lights off. Members have agreed to retain all night lighting in essential and high use areas such as CCTV & high crime areas, town centres or high speed roads but to then reduce the service where it is not essential - namely in all our residential roads.

At what times will the lights now operate?

From dusk until midnight and then back on again from 5:30am until dawn - if it is still dark. In summer time the lights still operate on GMT so will then go off at 1:00am (BST) and back on again at 6:30am (BST). These times are only approximate, individual lights will operate earlier or later.

How are the lights controlled?

Each light is fitted with an individual sensor which contains a solar calendar. When this device is first switched on it measures the length of darkness for a few nights, to determine the solar date and hence when midnight occurs. It then starts to switch on only from dusk until midnight, switching back on again at 5:30am if necessary. Interruptions to the electricity supply or some maintenance activities can reset this process, so the light will operate all night for a few days until the solar calendar is again set. Each sensor is factory set with the switch off timings and no communication with, or adjustment of, the sensor is possible.

Which lights will be switched off and why?

Nearly all the lights in quiet urban and rural roads will be turned off although some lights in these areas will remain lit, where safety or statutory requirements cannot be met by other means. The times we have chosen to extinguish the lights coincide with the lowest levels of highway use so most residents may not notice the reduction in service

Why are residential roads turned off?

Although residents may be concerned about minor accidents or property security, any accident or incident is unlikely to have a severe outcome, due to low traffic speeds with very little (if any) pedestrian use after midnight. Officers of Dorset County Council cannot amend the policy set by members and so cannot return all night lighting in these roads.

Which lights will remain on?

Lights in Town Centres, on designated traffic routes, roundabouts and roads with vertical speed humps will remain lit all night. Some areas with higher crime levels, CCTV installations or all night use (near police stations, hospitals) may remain lit all night.

Train times from Dorchester South Station (as at 28 October 2014)

Dorchester South to Waterloo – departs 6.02am (M-F)

Dorchester South to Waterloo – departs 5.47am (Sat)

Dorchester South to Weymouth – departs 6.58am (M-Sat)

Dorchester Town Council

Planning and Environment Committee – 3 November 2014

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

1. 3 CORNHILL, DORCHESTER, DT1 1BA

WD/D/14/001369 Listed Building Consent

Internal refurbishment and repairs to shopfront including new fascia sign
Planning application withdrawn.

Dorchester Town Council comment: Recommend refusal. It is considered that the advertisement, by reason of its vivid colour and prominence, fails to preserve the special architectural and historic interest of the Grade II* Listed Building and it would neither preserve nor enhance the character of the Conservation Area.

As such the development is contrary to Policies SA21 and DA7 of the Adopted West Dorset Local Plan (2006), Policy ENV 4 of the Emerging West Dorset and Weymouth and Portland Local Plan and Part 12 of the NPPF (2012).

2. GLYDE PATH HOUSE, 36-41 GLYDE PATH ROAD, DORCHESTER, DT1 1XB

WD/D/14/002298

Change of use from B1 Use Class to C3 Use Class to provide 12 units

Prior approval is refused for the proposed development. The scheme fails to comply with condition in J.2 that development is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required. This is because the development has already commenced. Furthermore in order to qualify as permitted development the development must involve the change of use of a Class B1 (a) office to C3 residential. However, as works have already commenced on the conversion of the building, it is the opinion of the Local Planning Authority that the former B1 (a) use has now been surrendered and the building has either a residential use or a nil use. Therefore the building can no longer benefit from the Part 4, Class J rights.

Dorchester Town Council comment: No objection. However, Members were concerned at the impact the development of 12 units with only six parking spaces would have on the, already stretched, residents parking permit scheme covering area RPD in the Town.