



Dorchester Town Council

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27 May 2015

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday 1 June 2015 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 address the Committee, please contact the Committee Clerk at least one day in advance of the meeting. 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 B. Armstrong-Marshall, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter (the Mayor ex-officio), M. Rennie and D. Taylor

1. Apologies and Declarations of Interest

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 27 April 2015 (attached).

3. Minute Update Report

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

4. DACP Report

Further to Minute 95/13 (28 April 2014), to receive and consider the update report of the Dorchester Area Community Partnership (attached). Representatives of the Partnership will be attending the meeting to answer any questions from Committee members.

5. Planning Applications for Comment

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

6. Parking Issues

Further to Minute 90/14 (27 April 2015), Committee members are asked to identify the key parking issues and priorities that they are concerned about across the Town in advance of a meeting with West Dorset District Council officers.

7. Experimental Traffic Regulation Order (TRO) – Wessex Road, Dorchester

The Planning and Environment Committee considered parking issues in Wessex Road at their meeting 3 February 2014 and following that meeting, Dorset County Council was advised that Wessex Road was the Town Council's priority item in its requests for new parking restrictions.

As from 3 July 2015, Dorset County Council will be introducing an Experimental TRO in Wessex Road. Previous consultations with residents have been unable to determine any significant level of support for various suggestions that have come forth from all quarters for a resolution and therefore DCC's Senior Technical Officer, Traffic Engineering has devised a scheme that will allow for parking in Wessex Road, but it will be restricted to the southern side with sections to create 'passing places' for opposing traffic.

If the scheme is successful, the Experimental TRO can be made permanent after six months. Conversely, the Order can be abandoned or discontinued if it is found not to be effective. The six month period is also when the Order is open for public comment. If objections are received the Order may be abandoned or referred to DCC's Regulatory Committee for a decision.

The Committee is asked to consider if it wishes to consider the operation of this Order towards the end of the six month period (30 November 2015 meeting) and to then submit a formal comment to Dorset County Council.

8. Poundbury InterAuthority Working Party

The Poundbury Inter-Authority Working Panel was established by WDDC with the intention of ensuring a collaborative approach across all three tiers of local government when considering strategic planning decisions relating to Poundbury. WDDC remains the lead authority, with a representation of four Members, and Dorset County Council and Dorchester Town Council are each represented by two Members.

The upcoming WDDC Executive Committee on 16 June 2015 would ordinarily be the time to reappoint Members to the Panel, but WDDC are now considering using it as an opportunity to accept that the Panel has served its purpose and disband it. Originally the Panel met three times a year and proved to be a very useful forum. But it has only met four times (briefly) in the last five years, which is symptomatic of its waning relevance, given that all of the big strategic decisions at Poundbury have now been made. Disbanding the Panel would not preclude the possibility of hosting ad hoc inter-authority meetings if necessary and WDDC has confirmed that it would send an officer to Committee to discuss major planning applications if required.

The political group leaders at WDDC have been consulted and agree that disbanding the Panel would now be sensible. However, before making a final recommendation to the Executive Committee, WDDC would like to obtain the views from their partner authorities including the Town Council.

9. 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), withdrawn applications and others of note (list attached).

10. Urgent Items

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

Planning and Environment Committee – 1 June 2015

Minute Update Report

1. **Minute 77/14 (iii) – 3 March 2015**

Dorchester Prison Site

Historic England have advised that they have no record of a current delisting application for the stone gateway at HMP Dorchester.

2. **Minute 87/14 (27 April 2015)**

Planning Applications

The Head of Planning at West Dorset District Council has been invited to meet with Committee members and she has confirmed that she is happy, in principle, to attend a meeting and would like to know what particular issues regarding S106, affordable housing and financial viability of development Members wish to raise.

3. **Minute 90/15 (27 April 2015)**

Requests for Parking Restrictions

The Town Clerk is meeting with senior officers from DCC and WDDC on 9 June 2015 to discuss the relationship between the Dorchester Transport and Environment Plan and parking in the town, with a view to securing interest in reviewing the Car Parking Strategy for the Town. (See Agenda Item 6.).

4. **Minute 93/14 (27 April 2015)**

Decision on Planning Applications

WDDC were asked to consider formally consulting with the Town Council on larger amendments to planning applications before they were determined and also that all plans for any planning application (both original and amended) should be available to view on DorsetForYou. A response has been received from WDDC's Head of Planning:

'The remit by which WDDC reconsults with parish and town councils is quite clear that this would be only where there is a significant change. Given that WDDC have such tight deadlines for the determination of applications it would be unrealistic to change the way in which WDDC reconsults with the Town Council as WDDC would have to do the same for all TC/PCs and therefore there has to be a judgement as to whether it is significant or not. The matter relating to WD/D/15/000130 did go to Committee for a decision.

With regard to plans which have been amended no longer being available – this is deliberate as there has been previous concern that leaving both to public view is confusing as to what has been agreed and accepted and it has been agreed that only final versions of plans will be publically visible. The Head of Planning understands the Town Council's concerns but in this instance is not prepared to reconsider the point at present as she believes there is more benefit in being clear about the final agreed versions rather than the journey to that point from a general public perspective. It may be that as part of the service review this matter is reconsidered but the Head of Planning would not wish to make any decisions until such time as the review is underway.'

**REPORT TO DORCHESTER TOWN COUNCIL
POLICY & ENVIRONMENT COMMITTEE 1ST JUNE 2015**

Looking to the Future - Forward Planning Workshop

- As part of the West Dorset District Council service review the Partnership organised a workshop to enable the Partnership to identify what the partnership might look like in the future. This was held on 19th Jan.

Steering group members and reps from local organisations attended and the session was facilitated by a Hugh Delongh, who works in North Dorset. As a result, a number of benefits were highlighted, to having a partnership and the majority wanted a LAP to remain in some form or another. (A full report is attached)

Access for All Group

- On behalf of the Town Council, the Group continues to advise on new requests and to maintain a list of sites needing new dropped kerbs. The group keep in touch with the County Council's representative and an updated list has been submitted to the County Council with a copy to the Town Council. It is pleased to report a new dropped kerb by St Osmond's School.
- The re development of the Hardy's Cottage Visitor Centre has now been completed and is open to the public. .The Group were asked to visit and carry out an access audit before the works began. Now the work is complete they met with David Crudgington, Senior Project Manager, Dorset County Council Property Division, two days before the Centre was due to be opened. Dorset County Council Rangers were also present. They were able to make several constructive suggestions to improve the visitor experience.
- Sadly due to health reasons, Ray & Terri Bartlett have decided to resign as the coordinators of the group. Discussion on the future of the group will take place at the next steering group meeting.

- **Broadmayne Cycleway**

Progress is slow, formal permission from the landowner has still not been received, the Partnership continues to keep up the pressure on DCC to enable us to move the project forward. Two very good funding opportunities have been identified and the partnership hopes to make successful applications, However, we have received some good news. £2,300 of section 106 monies has been set aside for the project

No 31 Bus Service

- The Partnership has supported the campaign to preserve the No 31 bus service. A letter was written to First Bus & DCC.

Dorchester Strollers Walking Group

- The group have just received its re-accreditation which lasts for two years. From 1 April 2015 all Walking for Health Groups must be accredited. The average numbers per walk each month are now around 25.

Safer Routes to School

- DCC have indicated that safer routes will not be included in the Dorchester DETP plan. However, DCC has expressed an interest in being involved in the initiative.in response to a

concern raised about safer routes also in the villages, an article was placed in the DACP newsletter regards safer routes in villages. Pauline & Tess attended a recent DAPTC Central Area meeting to discuss this further. They were able to gather a lot of information with regard the problems in villages and suggested solutions. Armed with this information, the Partnership plans to consult all 49 parishes in the area local schools, to establish a better picture of the issues, to develop a joint strategy to present to stakeholders.

In the meantime a meeting is being planned for all stakeholders in the Dorchester town area to meet and discuss options to take the initiative forward.

- It has been agreed that the Partnership will also be leading the local resident's consultation, with regards a cycle path in Minerva Close, Dorchester. .

Dorchester West Station Access

- Progress to still slow, but gradually moving forward. DCC have now managed to arrange a webinar meeting with Network Rail. Enquiries about the monies held in reserves, has shown that the monies are still unspent and available to the project.

Annual Assembly / Networking Event

- The Partnership event was held on Thur 23rd April 4.30pm at The Dorford Centre, the theme of the evening was Our Natural Environment. A variety of groups attended with displays. Transition Town Dorchester gave a presentation on their project and a demonstration of planting up a vegetable hanging basket. Plus, we covered the all important business of the Partnership AGM.
- We were sad to see Tess James stand down as chairman, after her 3 year tenure. She has led the Partnership through a period of uncertainty and initiated a number of projects which will continue to form the basis of the Partnerships work.
- **DACP Newsletter** - Was distributed at the Annual Assembly on 23rd April and is now available in an E- format. (Copy attached)

Safer Routes to School

- DCC have indicated an interest regards safer routes in the town and in villages. Pauline & Tess have already met with Sustrans to discuss the issues. They also attended the latest DAPTC Central Area meeting, where they were able to gather a lot of information with regard the problems in villages and suggested solutions. Armed with this information, DACP plans to consult all 49 parishes in the area, plus the local schools, to establish a better picture of the issues, to develop a joint strategy to present to stakeholders. DACP will also be leading the local residents consultation, with regards a cycle path in Minerva Close, Dorchester.
- **Dorchester Islamic Centre** – Pauline was invited to attend a Sunday lunch at the Centre. It was good opportunity to find out more about the centre and its members and to make positive links with members of their community.
- **DCA Funding Fair** – The fair was held on Mon 18th May. As part of the DCA staff team Pauline was involved in the organising of the fair and facilitated a workshop on Creative Fundraising Ideas.

FUTURE WORK

CommuniTea

- Planning has commenced for our next CommuniTea on 18th June at the Dorford. Centre 2.30pm – 4.30pm

Try This... Skills Share Project

- The project will be happening again this year 4th – 10th October 2015. A number of planning meetings have now taken place and arrangements are taking shape, writing grant applications to fund the event, recruiting volunteers etc. .

Crossways Community Lunch

- Pauline is working with local vicar to take the proposal forward. The lunch is arranged for 13th September in the new church hall at Crossways School.

One World Festival

- The festival will be held on Saturday 1st August in The Borough Gardens. Planning for this years event has started. We are keeping everything crossed for another lovely sunny day.

Recruitment of a Chairman

- To date, we still haven't been able to identify a successor for the chairman role. Recruitment is actively on going.

- **Next steering Group Meeting** –. June 8th 2015, 4.00pm at The Corn Exchange.

Meeting Attendees	Tess James	Dorchester Town Council
	Simon Thompson	Dorset Community Action
	Sue Blake	Access Group / Strollers
	Kelvin Jury	DAPTC Central Area / Broadmayne PC
	John Wilmot	Magna Housing
	Donna Robson	Maiden Newton Land Trust
	Daniel Cleaver	Dorset Fire & Rescue
	Sally Falkingham	Maiden Newton PC
	Val Potter	Churches Together
	Mark Tattersall	Dorchester Arts
Maria Clarke	WDDC / WDP	
Cllr Alan Thacker	WDDC	
Adrian Stuart	Dorchester Town Council	
	Hugh de longh	Facilitator
	Pauline Trimming	Partnership Coordinator
Apologies	6 members	

Background
<p>As the Dorchester Area Community Partnership is faced with possible changes to its future funding, plus a need to refresh and look at the future emphasis and structure of the partnership.</p> <p>The steering group invited local organisations, partners and parishes in the Dorchester area to attend a workshop. To discuss and explore ideas and options for how the partnership moves forward, and possible alternative structures for the partnership and funding streams.</p>

Question	Response
What is the benefit of the Community Partnership to your organisation?	Networking Collaborates with local organisations Community Lunches Sharing Information Provides a route for consulting with community groups Provides a route for consulting with hard to reach groups Enables a collective response to consultation Provides a conduit for partnership collaboration Lobbying ie buses Facilitating partnership projects Has a community plan Partners have contributed to the plan
What else could the Partnership do that it doesn't do	Engaging more parishes One Stop Shop Better Communication /PR

currently?	<p>More Community Lunches Act as a forum for future planning. Collaboration between West Dorset LAP's (Joint Working) Collaborate with organisations regionally and nationally</p>			
How important are the different roles? Voting	Responses	Very Important	Important	Not Very Important
	Consultation responding collectively	8	3	
	Networking	8	1	2
	Parishes engaged	8	2	2
	Facilitating Projects	8	3	
	Community Plans and Priorities	3	8	2
	Sharing information and good practice	8	2	1
Communications/PR	6	4	2	
What different ways are there to deliver what the Partnership does?	<p>Action Plans smaller to focus on what can be delivered Communicating – Use different ways not all internet based Parishes more face to face work Use more volunteers Volunteers as links to parishes</p>			
How should the Partnership be structured ?	<p>Consortium of Local Area Partnerships Bigger organisation (ie DCA) with team supporting local Partnerships. Paid Coordinator using more volunteer support Possibility that the Town Council could hold the partnership together Community Interest Company Charitable Incorporated Organisation Community Benefit Society</p>			
If funding is reduced, how can the Partnership reduce costs?	<p>Share coordinators post across areas Volunteer coordinator Focus on the town WDDC work more with villages Avoid duplication</p> <ul style="list-style-type: none"> Concern was raised that volunteers cannot be expected to fill all the gaps. 			
If funding is reduced how can the Partnership increase income?	<p>Deliver training at lunches Set up a business/ trading model as suggested above. Business sponsorship Sell services with full cost recovery Bid for contracts Commission community projects</p> <ul style="list-style-type: none"> Concern was raised that some the above suggestion would mean a loss of local focus and put DACP in direct competition with other local organisations. 			
Close & Questions	<p>Being no questions. Thanks was extended to Hugh. The meeting closed at 6.00pm.</p>			

Summary

In broadbrush terms, the most important benefits of the Community Partnership were seen by the group as:

- Networking/sharing information & 'Good Practice'
- Responding collectively to consultations
- Engaging with the Parishes
- Facilitating Projects
- The role of the Community Plan and setting priorities was also seen as important.

The work of the Community Partnership could be done differently:

- Close working with the Town Council.
- More involvement and face to face work with the Parishes
- Focusing more on achievable outcomes,
- Using more volunteers

The main ideas about how the Community Partnership should be structured were:

- Remain as is, with either a paid Co-ordinator with more volunteer support, or with a Co-ordinator as part of a wider team.
- Set up as a legal entity, e.g. as a Community Interest Company, Charitable Interest Organisation or Community Benefit Society
- Be part of a consortium of LAPs

If funding were to be reduced, the main ideas were to:

- reduce costs by sharing posts, focusing more on the town, or a volunteer Co-ordinator
- Increase income by setting up a business/trading model and bid for contracts and sell services (but risk of undermining other local organisations)

With all of the above, there was real concern that volunteers cannot be expected to fill all the gaps.

Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 1 June 2015

1. **81 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA**
WD/D/15/000643 [Link](#)
Demolish the existing conservatory and build a new two storey extension
2. **6 SOUTH WALKS ROAD, DORCHESTER, DT1 1ED**
WD/D/15/000864 + WD/D/15/000865 Listed Building Consent [Link](#)
Erection of a double garage
Dorchester Conservation Area and Grade II Listed Building
3. **21 MONMOUTH ROAD, DORCHESTER, DT1 2DE**
WD/D/15/000906 [Link](#)
Erect rear extension
4. **40 HERRINGSTON ROAD, DORCHESTER, DT1 2BS**
WD/D/15/000898 [Link](#)
First floor extension & new front entrance. Alterations to front elevation and new rooflight to north elevation
5. **9 YORK TERRACE, BARNES WAY, DORCHESTER, DT1 2DP**
WD/D/15/000759 [Link](#)
Erect single storey rear extension
Dorchester Conservation Area
6. **1 CAPITOL CLOSE, DORCHESTER, DT1 2QS**
WD/D/15/000761 [Link](#)
Two storey side extension
7. **109 MONMOUTH ROAD, DORCHESTER, DT1 2DF**
WD/D/15/000967 [Link](#)
Erect a PVCu dual anthracite grey conservatory to the rear of the property
8. **TERRITORIAL ARMY, POUNDBURY ROAD, DORCHESTER, DT1 1TA**
WD/D/15/000959 [Link](#)
Removal of existing rotting timber windows and replacement with UPVC windows.
Dorchester Conservation Area
9. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT**
WD/D/15/000980 [Link](#)
Variation of condition no. 1 of P.P WD/D/14/000197 - to change the ramped access to the Shire Hall in order to facilitate the creation of a rear private garden to approved cottage at No. 41 Glyde Path Road
Dorchester Conservation Area and Grade II Listed Building
10. **UNIT 8, PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY, DORCHESTER, DT1 3AR**
WD/D/15/001005 [Link](#)
Change of use from B1 to B1 (Business) & B8 (Storage or Distribution) for Units 8D & 8E

11. **DORCHESTER MARKET, WEYMOUTH AVENUE, DORCHESTER**
WD/D/15/001023 [Link](#)
New covered market area to the west of Dukes Auctioneers. Proposed link building between existing indoor market building and North Linneys & partial reconstruction of roof to North Linneys (Re-submission of 1/D/11/000114)
Dorchester Conservation Area
12. **GREEN SQUARE, GROVE TRADING ESTATE, DORCHESTER, DT1 1ST**
WD/D/15/000493 [Link](#)
Erect extension to north east elevation
13. **50 HIGH WEST STREET, DORCHESTER, DT1 1UT**
WD/D/15/001087 + WD/D/15/1088 [Link](#)
Proposed dwelling in rear courtyard
Dorchester Conservation Area and Grade II Listed Building
14. **37 MONMOUTH ROAD, DORCHESTER, DT1 2DE**
WD/D/15/001043 [Link](#)
Two storey & single storey rear extension
15. **ATS, UNIT 4, GREAT WESTERN INDUSTRIAL ESTATE, DORCHESTER, DT1 1RD**
WD/D/15/001066 [Link](#)
Extension to reception to accommodate WC and increase height of fitting bay doors

Dorchester Town Council

Planning and Environment Committee – 1 June 2015

Decisions on planning applications (contrary to Dorchester Town Council's comments)/ withdrawn applications and others of interest.

1. THE OLD RECTORY, SOMERLEIGH ROAD, DORCHESTER, DT1 1PD

WD/D/15/000427

Change of use to residential. Conversion of building to 8no. residential dwellings.

Planning permission approved (no planning conditions to address the specific issues raised by the Town Council – see below)

Dorchester Town Council comments: No objection to the change of use to residential and conversion to 8 residential dwellings in principle. However, there were concerns about a number of aspects of the development that Members considered should be addressed through planning conditions:

- The area allocated for recycling/bin storage seemed to be inadequate for the number of properties and should be reviewed;
- The parking layout did not appear to make best use of the available space, either through the number of parking spaces being provided nor for accessibility, and the turning space appeared to be insufficient;
- Allocated visitors' parking spaces should be provided on site for the development so that existing visitors' spaces on the rest of the estate were not overburdened further;
- Suitable provision should be made to protect the amenity of future residents of the flats/maisonettes with basement accommodation.