



Dorchester Town Council

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24 June 2015

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday 29 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 1 June 2015 (attached).

3. Minute Update Report

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

4. Dorchester Prison Site

The Head of Planning of City and Country, the Prison Site developers, will be attending the meeting to give Members an update on progress being made with the planning application for the site and the consultation process.

5. Planning Applications for Comment

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

6. Town Clerk's Parking Report

To consider the Town Clerk's update report on progress on parking issues across the Town.

7. Decisions on Planning Applications and Withdrawn Applications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made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note (list attached).

8. Urgent Items

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

Planning and Environment Committee – 29 June 2015

Minute Update Report

1. **Minute 90/15 (1 June 2015)**

Requests for Parking Restrictions

The Town Clerk is unable to attend the meeting due to a longstanding prior arrangement but has provided an update report on the agenda.

2. **Minute 96/15 (1 June 2015)**

Minute Update Report

Minute 87/14 (27 April 2015) - Planning Applications

The Head of Planning (Development Management and Building Control), WDDC has been invited to attend a meeting of the Planning and Environment Committee on either 7 September or 5 October 2015.

3. **Minute 99/15 (1 June 2015)**

Parking Issues

The Interim Head of Parking and Traffic at WDDC has provided responses to a number of queries raised by the Town Council on parking issues:

1. Pricing policy for long stay car parks in Dorchester – is there any likelihood of this being changed/reviewed (to increase usage and take car parking away from residential streets)?
WDDC officer is looking to develop a parking strategy for Dorchester and that will take into account car parking charges, albeit the findings will have a direct impact on what decisions may be forthcoming.
2. Problems with lighting at Upper Fairfield car park – Members consider that the current level of lighting is unsafe particularly in winter and with the much higher evening usage – are there any plans to improve this?
This is something that WDDC is aware of and to install traditional lighting makes it financially prohibitive. However, they are about to trial two solar powered lighting units in Wollaston Field car park and if this is successful intend to use this form of lighting elsewhere in the whole of West Dorset, budgets allowing.
3. Can Maumbury Road residents (who live on the boundary of the Fairfield car park) be included in the scheme that allows local residents to have a permit to park overnight in the Fairfield car parks?
The current residents' parking scheme will need to be reviewed as part of an overall strategy for the Town and that will need to involve DCC.
4. Can Members be given up to date (and if possible comparative data to last year) that show car park usage across the Town (with good spread of times/dates/days of the week etc)?
WDDC is gathering and analysing this data and is happy to share this with Members in the near future
5. What are the proposals for car park pricing structure in Dorchester for 2016/17?
See question one
6. Knowing that the new ticket machines can have variable charging, are there any plans to introduce this into any car parks in Dorchester in the foreseeable future?
See question one
7. Members have ongoing concerns about on street parking in residential areas (usually by town workers seeking to avoid paying for car parking) and the impact this has on residents eg Wessex Road/Cromwell Road + Alfred Road/Monmouth Road/Queens Avenue and others.

Parking on street is an issue for DCC

8. Where are WDDC at on preparing the Plan to cover car parking during the construction of Charles Street.

Work is progressing on analysing data as referred to in question 4 and this will enable WDDC to devise a plan to accommodate the displaced parking from Acland Road car park.

4. **Minute 100/15 (1 June 2015)**

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

DCC has been advised that the Town Council does not support the proposal to introduce an Experimental TRO for double yellow lines in Wessex Road and therefore the DCC officer has decided to cancel this Order. The proposal now is to include Wessex Road in the full Dorchester review which is currently being planned, with the primary consultation commencing by the end of July. It is expected that the layout of lines will be much as the Experimental Order to allow for some unrestricted parking, but the lines would be single yellow preventing parking between the hours of 10.00am to 11.00am and 2.00pm to 3.00pm, Monday to Friday. It is hoped that this proposal would limit any inconvenience to residents.

5. **Minute 101/15 (1 June 2015)**

Poundbury InterAuthority Working Party

WDDC were advised that the Town Council requested that the Poundbury InterAuthority Working Party continued and there was a review of its terms of reference including refocussing, setting future dates and new chairmanship and this was reported to the Executive Committee on 16 June 2015. The Executive Committee agreed to retain the Poundbury Inter Authority Working Party and made appointments to the Working Party.

6. **Section 106 Monies**

The Town Clerk provided a report to Policy Committee on 23 June 2015 (Report E) regarding the use of Section 106 contributions for recreational purposes and it is mentioned in that report that WDDC officers have offered an opportunity to meet with Town Councillors to explain the process and preliminary ideas on some specific allocations of section 106 monies before consulting more fully with providers and users. Proposed date of that meeting is 21 July 2015 at 5.30 pm, ahead of the Council meeting at 7.00pm.

Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 29 June 2015

1. **1 GEORGE TERRACE, BRIDPORT ROAD, POUNDBURY, DORCHESTER, DT1 3BB**
WD/D/15/001065 [Link](#)
Erection of a rear single storey glazed verandah.
2. **8 CORNHILL, DORCHESTER, DT1 1BA**
WD/D/15/001096 Listed Building Consent [Link](#)
Internal and external alterations
Dorchester Conservation Area and Grade II Listed Building
3. **6 WEYMOUTH AVENUE, DORCHESTER, DT1 1QS**
WD/D/15/000965 [Link](#)
Convert building into 2 flats. Erect extension to form 2 apartments (Re-submission)
Dorchester Conservation Area
4. **38 LONDON ROAD, DORCHESTER, DT1 1NE**
WD/D/15/000347 [Link](#)
Construct a single storey side extension
5. **3 CORNHILL, DORCHESTER, DT1 1BA**
WD/D/15/001167 + WD/D/15/001168 Listed Building Consent [Link](#)
Alterations to the internally located air handling unit, moving the unit externally to rear of property and building up an external parapet to a flat roof, alterations to move air handling units, provision of removable steel reinforcement to floor at basement level for provision of ATM units.
Dorchester Conservation Area and Grade II* Listed Building
6. **22 SHASTON CRESCENT, DORCHESTER, DT1 2EB**
WD/D/15/001199 [Link](#)
Two storey side extension and single storey kitchen extension
7. **6 ALL SAINTS ROAD, DORCHESTER, DT1 1EL**
WD/D/15/001205 [Link](#)
Single storey side and rear extension
Dorchester Conservation Area
8. **THE OLD RECTORY, SOMERLEIGH ROAD, DORCHESTER, DT1 1PD**
WD/D/15/000448 [Link](#)
Erect 1no. new dwelling with associated garden and parking, to north of Old Rectory, Somerleigh Road, Dorchester
Dorchester Conservation Area
9. **4 WOODVILLE COURT, POUNDBURY, DORCHESTER, DT1 3TJ**
WD/D/15/001223 [Link](#)
Glazed enclosure of an existing rooftop terrace (under spire).
10. **4 HIGH WEST STREET, DORCHESTER, DT1 1UJ**
WD/D/15/001270 Listed Building Consent [Link](#)
Minor works to ground floor retail hall & rear corridor with associated works & decorations

(including flooring)

Dorchester Conservation Area and Grade II Listed Building

11. **50 HIGH WEST STREET, DORCHESTER, DT1 1UT**

WD/D/15/001294 Listed Building Consent [Link](#)

Minor internal modifications and the insertion of a new automatic smoke vent to communal staircase.

Dorchester Conservation Area and Grade II Listed Building

12. **49 SOUTH STREET, DORCHESTER, DT1 1DW**

WD/D/15/001332 + WD/D/15/001333 [Link](#)

Install new external signage including 2 no. internally illuminated lettering and logotype. 1 no. externally illuminated and new welcome sign. 2 no. internally illuminated ATM tablets with red LED strips. 1 no. internally illuminated chevron. New Accessible entrance directional signage. 1 no. A0 merchandising poster. Fit new gradient vinyl to front elevation. Install new graphic vinyl to front elevation.

Dorchester Conservation Area and Grade II Listed Building

13. **LAND ADJACENT SLYERS LANE, WATERSTON**

WD/D/14/002611 [Link](#)

Erection of six wind turbines and construction of associated infrastructure.

Broadview Energy Limited has provided further information to West Dorset District Council in accordance with Regulation 22 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 in relation to the environmental statement submitted in support of the above planning application dated 3 October 2014.

PARKING IN DORCHESTER

Progress on resolving parking issues in Dorchester has been slow, but remains a priority for the Town Clerk.

Following the departure of the Director of Planning at the District Council a meeting was held recently with the Chief Executive at West Dorset DC and the Head of Economic Development at Dorset County Council. The meeting discussed how a more strategic approach was required to traffic and parking in the town centre and worker parking for key employers such as Dorset County Council, Dorset County Hospital, and the District Partnership. Discussions in particular focused on the feasibility of worker park and ride, particularly between Weymouth and Dorchester, and the Head of Economic Development identified his intention to review how current arrangements could be adapted. It was also recognised that worker park and ride would not be effective without more control over residential street parking in the town.

Separate discussions have been taking place with the new Head of Car Parking at WDDC about his review of car park usage in Dorchester. Unfortunately, this review is taking place against a background of discussions regarding a new Parking Partnership for Dorset, which is understandably a priority.

West Dorset DC know the Town Council has concerns about the lack of an obvious plan for shopper/visitor parking should the Charles Street development go ahead. The Town Clerk will continue to focus on this in meetings with the Head of Car Parking.

Minor operational issues such as residential parking in district Car Parks and lighting in Fairfield should be raised by District Councillors, rather than through my contact with district officers, to avoid confusion between strategic and operational discussions.

With regard to governance, the DTEP Steering Group, on which the Town Council is represented by Councillors Hosford and Gareth Jones, and which also has representatives of Dorset County and West Dorset District Councils, has regularly discussed parking issues. While these are not formally part of the brief for the Steering Group it is nonetheless providing an opportunity for Members of the three Councils to identify common ground on the issue.

In summary, the recent change of staffing at West Dorset DC has brought fresh minds to the issue of parking in the town, although our priorities are not as high on their priority list as we would like. There is a greater chance of developing a long term parking strategy involving the key players, although again our partners wish to focus on the shared needs of Dorchester and Weymouth as part of a wider traffic and parking strategy.

Adrian Stuart
Town Clerk

Dorchester Town Council

Planning and Environment Committee – 29 June 2015

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

1. **6 WESSEX WAY, DORCHESTER, DT1 2NR**

WD/D/14/003204

Variation of Condition 6 of planning approval 1/D/13/000819 to allow two cars to be parked on a new hardstanding at the front of the properties.

Planning application withdrawn 19 June 2015.