



# Dorchester Town Council

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2 March 2016

**Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 7 March 2016 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. Predetermination and Dual Hatted Councillors**

West Dorset District Council, as the Town Council's monitoring authority, has given advice about Town Councillors, who are also District Councillors and sit on the Development Control Committee, taking part in decision making on planning applications at Town level. The advice is that as long as the Councillor concerned makes it clear that they will not be bound by the decision making at town level before eventually the same issue comes before the District Council (i.e. they are not predetermining the application, they are keeping an open mind about the issue and are prepared to consider all information at each stage of the decision making process), they can take part in, and vote on, consideration of planning applications at both Town and District level.

There are two Town Councillors, Councillor Stella Jones and Councillor Potter, who are in this situation and it will be for them, on a meeting by meeting case, to make a decision as to

whether they wish to take part at both Town and District levels and, if so, for them to make the appropriate declaration.

**3. Minutes**

To confirm and sign the Minutes of the meeting of the Committee held on 1 February 2016 and of the special meeting of the Committee held on 3 February 2016 (copies attached).

**4. Minute Update Report**

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

**5. Request from Stinsford Parish Council**

Stinsford Parish Council has recently discussed their concerns about the safety of pedestrians in the vicinity of Grey's Bridge and they have asked Dorchester Town Council to agree to submit joint a request to Dorset County Council, as the Highways Authority, for the improvements they are proposing to be progressed. The Chairman of Stinsford Parish Council will attend the meeting to outline the areas of concern.

Details of the improvements suggested and a map of the area are attached.

**6. Proposal for 'Puffin' Pedestrian Crossing on Bridport Road (near Whitfield Road)**

Dorset County Council are proposing to install a 'puffin' pedestrian crossing on Bridport Road and are seeking the Town Council's views on the proposed site. Details of the site and the rationale for the positioning of the crossing are attached.

**7. Planning Applications for Comment**

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

**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), withdrawn applications and others of note (attached).

**9. Urgent Items**

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

## **Planning and Environment Committee – 7 March 2016**

### **Minute Update Report**

1. **Minute 113 (3 August 2015)**  
**Dorchester Parking Review**

The Senior Technical Officer of the Regulation Team, Dorset Highways has advised that with the exception of the works proposed for Coburg/Edward Road (which are to be revisited) and subject to the approval of DCC's Cabinet on 24 February 2016, all of the parking restrictions proposed in the Traffic Regulation Order will be implemented with a possible March/April 2016 start date.

2. **138/15 (30 November 2015)**  
**Parking Issues**

At the meeting of WDDC's Full Council on 7 January 2016, a question was raised regarding Historic England's views on the solar powered lighting which was trialled in Wollaston Field car park and the Strategic Director undertook to respond to this.

He has advised that following contact from Historic England, WDDC are not undertaking any more works in Wollaston Fields car park and they are now negotiating a settlement pending the conclusion of Historic England's investigations.

He has also confirmed that any future schemes will be progressed with timely consultation with key stakeholders, including ward members, Town Councils and, if relevant, Historic England as to design preferences and light locations.

3. **Minute 144/15 (4 January 2016)**  
**Bollards in New Street**

DCC's Network Traffic Manager has provided the data collected from the traffic tube installed for two days in South Street and the Town Clerk has made the following summary:

- 30 on Day 1 and 23 on Day 2
- 27 commercial/taxi/police and 26 private cars
- 19 in the first hour, 11 in the last hour and 23 in the middle 5 hours so heavily weighted to the beginning and end of the day
- This includes vehicles travelling the lengths of South Street which, as a general rule, are less of a safety risk than vehicles turning the corner into South Street from New Street.

Possible options for consideration by DCC to progress the situation are:

- Move the signs to a more prominent position at the top of New Street and make them easier to understand
- Look to use paint to continue the walkway across the top of New Street to discourage access
- Resolve the difference between Disabled Parking limits and access to New Street
- Book anyone using the Disabled Parking at the wrong time
- Occasional Police blitz
- Long term plan to pedestrianise South Street to include New Street as well

## **Dorchester Town Council**

### **Planning and Environment Committee 7 March 2016**

#### **Agenda Item 5 – Request from Stinsford Parish Council**

Extract from email from the Clerk to Stinsford Parish Council dated 1 February 2016

At its recent meetings, Stinsford Parish Council has discussed their concerns about the safety of pedestrians in the vicinity of Grey's Bridge. These are as follows:-

- Grey's Bridge has a footpath on the south side and the London Road (B3150) has a path on the south side too. However, London Road also has a footpath on the north side.
- There is a public footpath leading away northwards from the east side of Grey's Bridge and equally one leading away south. So there is an implicit expectation and explicit reality that people and children will be crossing this bridge in four different ways. The lack of the footpath on the north side is seriously dangerous in this respect.
- At the best of times crossing the B3143 from east to west when coming into town is dangerous as you cannot see what is coming round the corner from the west. Pedestrians have no priority.
- Equally dangerous, those walking on the north side of London road have to cross twice to get to the footpath leading away to the north. This encourages a certain number of brave souls to walk beside the north parapet of the bridge.
- At the time of Dorchester Show, people were encouraged to walk from Dorchester to the showground. This is an excellent idea and the footpath leading northwards on the east of the bridge was the main route there. However, this led to complete pedestrian and motor traffic chaos, with people crossing the bridge from south to north at the same time as people walked from west to east on either side and traffic was flowing both ways in the confined space. Those being pushed in prams and buggies were in particular danger. No traffic management was evident.

Stinsford Parish Council consider that two things are required:-

- a pedestrian traffic light crossing is needed to be installed on the road junction to the west of the bridge
- a footbridge needs to be established on the north side of the bridge

As Grey's Bridge is the boundary between the parishes of Dorchester and Stinsford, the Parish Council request that the Town Council agree to submit joint a request to Dorset County Council, as the Highways Authority, for these improvements to be progressed.

Please may I request that you raise this for consideration by the appropriate Committee of Dorchester Town Council.



59

B 3150

Grey's Bridge

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## HI 1110 - Bridport Road Pedestrian Crossing, Dorchester.

### Options Notes

#### **Option A – Bridport Road 20m west of Whitfield Road**

#### **Option B – Bridport Road west of Poundbury Roundabout (between St Johns Way & Middle Farm Way)**

**Option A** is our preferred and recommended location for the following reasons:

☑ It is on the main desire line for the majority of school children and meets the safer routes to school remit.

☑ It will help children going to the Middle school and Hardye's in addition to the relocated school from Damers Road to Poundbury.

☑ There is a 2-way traffic flow at this location, with a higher volume and a higher speed than the option B location and is therefore a harder stretch of road to cross.

**Option B** is less desirable because:

☑ It is not on the desire line for the majority of school children.

☑ This is already a safe place to cross the road due to;

o The road is split by a large (10m) refuge island and therefore pedestrians only have one lane of traffic to cross at one time with excellent visibility on both parts..

o The traffic is travelling slower at this location as it is between the two roundabouts.

☑ Detailed design may require the relocation of the bus stops.

☑ It will effectively be 2 separate crossings resulting in extra (almost double) installation costs and maintenance costs.

☑ The street clutter will also be doubled – 8 traffic signal poles and associated chambers, controller and zig-zag markings.

☑ Black poles will probably be required as it's within the Poundbury developments and therefore incur further additional costs and maintenance requirements.



## Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee  
on 7 March 2016

### East Ward (Councillors T Harries/S Jones/F Kent-Ledger)

1. **9 OSBORNE CLOSE, DORCHESTER, DT1 2AP**  
**WD/D/16/000296** [Link](#)  
Erect single storey lean-to front extension

### North Ward (Councillors B Armstrong-Marshall/R Biggs/A Canning/S Hosford/T Loakes/ D Taylor)

2. **WAITROSE LTD, KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3BW**  
**WD/D/15/002981** [Link](#)  
Infill 1No. existing louver opening to match existing building fabric (rear elevation), install 1 No. louver to match existing. Extend existing louver opening, install 1 No. louver to match existing. Remove existing dry air cooler and install new dry air cooler unit. Plinths: Install 4 No. block work supports size to match existing, and 2 No. spreader beams. Existing entrance and exit doors swing to be mirrored size to match existing. Install 3 No. trolley cores. Install 2 No. bicycle racks. Install external sitting area & fixed planters. Install 6 no. bollards.
3. **53 GREAT CRANFORD STREET, POUNDBURY, DORCHESTER, DT1 3SQ**  
**WD/D/16/000157** [Link](#)  
Erection of a conservatory
4. **8 CROWN POST COURT, TRINITY STREET, DORCHESTER, DT1 1AP**  
**WD/D/16/000141** [Link](#)  
Replace existing brushed aluminium windows with upvc windows to second floor flat.  
Dorchester Conservation Area
5. **POUNDBURY PLOT 284A SECTOR 3.40/41/42 NEQ, PEVERELL AVENUE EAST, POUNDBURY**  
**WD/D/16/000106** [Link](#)  
Creation of 3 additional flats over garages (FOGs), with associated parking
6. **44 ICEN WAY, DORCHESTER, DT1 1EW**  
**WD/D/16/000198** [Link](#)  
Subdivide the existing terrace house into a 2 bedroom ground floor flat with single storey rear extension and a 1 bedroom first floor flat.
7. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT**  
**WD/D/15/002937 + WD/D/15/002938**  
Installation of new lift & additional residential unit  
Dorchester Conservation Area and Grade II Listed Building

8. **THE OLD WAREHOUSE, DURNGATE STREET, DORCHESTER, DT1 1JP**  
**WD/D/16/000308** [Link](#)  
Introduction of disabled person ramp along with internal alterations to improve disabled persons access  
Dorchester Conservation Area and Grade II Listed Building
9. **48 SOUTH STREET, DORCHESTER, DT1 1DQ**  
**WD/D/16/000326** [Link](#)  
Removal and replacement of existing signs with new metal fascia, 3D Individual letters, bus stop, flat panel metal signs and vinyl graphics.  
Dorchester Conservation Area

**South Ward (Councillors C Biggs/R Potter/M Rennie)**

10. **15 WEATHERBURY WAY, DORCHESTER, DT1 2ED**  
**WD/D/16/000137** [Link](#)  
Erect two- storey side extension
11. **27 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY**  
**WD/D/16/000166** [Link](#)  
Erect single storey extension to form a garden room
12. **3 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE**  
**WD/D/16/000168** [Link](#)  
Construct brick walls, piers, erect metal railings and gates along south boundary. Reconstruct the drive and parking area and lay block paviers.
13. **7 CHESTER CLOSE, DORCHESTER, DT1 2SA**  
**WD/D/16/000153** [Link](#)  
Change of Use of Garden workshop into a Curtains and Blinds workshop, running a business from this workshop
14. **15 GROSVENOR ROAD, DORCHESTER, DT1 2BD**  
**WD/D/16/000216** [Link](#)  
Remove existing garage & study & erect a two storey side extension
15. **1 EGDON ROAD, DORCHESTER, DT1 2EA**  
**WD/D/16/000205** [Link](#)  
Extension to provide Annexe

**West Ward (Councillor T Jones)**

16. **15 OLGA ROAD, DORCHESTER, DT1 2LY**  
**WD/D/16/000333** [Link](#)  
Rebuild rear first floor extension wall vertical in lieu of sloping  
Dorchester Conservation Area

## **Dorchester Town Council**

### **Planning and Environment Committee – 7 March 2016**

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

1. **LAND ADJACENT TO 13-15 CASTLE CLOSE, DORCHESTER, DT1 2JE**  
**WD/D/15/000299**

The erection of four, two bed flats with associated gardens & car parking spaces.

WDDC refused planning permission on 4 February 2016 [Link to Decision Notice](#)

Dorchester town Council comments:

30 March 2015 - Recommend Refusal. Due to its position on the site, the development would have an adverse impact on the amenity of the neighbouring property through loss of privacy and overlooking. The proposed vehicle access and parking arrangements were considered to be inadequate and dangerous, both to road users in the Close and to pedestrians accessing 13 and 15 Castle Close. Members noted that Dorset Highways had not yet submitted a comment on the application as they had outstanding issues about the accuracy of the site plans. There were concerns about the potential loss of a tree, outside of the development site, in the direct line of the access route from the site to the highway. This tree (which was the responsibility of Dorset Works Organisation) had not been identified in the application form (Q15) and Members considered that this tree had significant amenity value for the area and added to the character of the Close. Therefore the development would be contrary to Policies AH14, DA1 and DA6 of the Adopted Local Plan and Sections 6 and 11 of the National Planning Policy Framework.

2 November 2015 - The Committee reiterated their previous concerns and they considered that these were still relevant to the revised plans. The revised plans had not addressed any of the concerns raised about the adverse impact of the development on the amenity of neighbouring properties and the Committee considered the proposal was overdevelopment of the site. Concerns remained about the restricted access to the site.

2. **UNIT 7, JONSON TRADING PARK,, DORCHESTER, DT1 1QB**  
**WD/D/15/002622**

Erection of a sign at entrance to trading estate (Retrospective)

WDDC refused planning permission on 3 February 2016 [Link to Decision Notice](#)

Dorchester Town Council comments 4 January 2016: Recommend refusal. The erection of this sign is out of keeping with the local landscape character. The positioning of the sign is on an area that has been a distinctive green, open space and it is of visually poor quality. The development significantly adversely affects the character and visual quality of the local landscape and is contrary to Policies ENV 1. And ENV 10. of the Local Plan adopted in October 2015. Additionally, there appeared to be use of the area surrounding the signs that did not have the appropriate consents and the Committee considered that the Planning Authority should investigate this. At part of the Committee's discussion, mention was also made of the part of the site adjoining the railway line and again there appeared to be unauthorised and inappropriate use of this land that required enforcement action. Ward Councillors would be asked to pursue this matter.

3. **TILIA HOUSE, 8 QUEENS AVENUE, DORCHESTER, DT1 2EW**  
**WD/D/15/002192**

Variation of condition 1 of planning approval WD/D/15/000382 - to allow minor changes to

elevations & retention of rear boundary fence

WDDC's Development Control Committee approved the application on 17 February 2016 [Link to Decision Notice](#)

Dorchester Town Council comments on 2 November 2016: Recommend refusal. The Committee noted the representations made by residents adjoining the site. The Committee did not support the variation of condition 1 of planning approval WD/D/15/000382 relating to the change to the boundary treatment to the rear of the site. It was considered that there were no reasonable grounds not to build a 1.8m rear boundary wall and this wall (and additional coniferous planting) would protect the amenity of the adjoining neighbours to this boundary. In the Design and Access Statement submitted in support WD/D/15/000382, paragraph 7. Consultation states: 'the brick wall proposed to the rear and the type of coniferous planting has generally well received'. There did not appear to be any substantial evidence to support changing the rear boundary treatment which was what the developer had consulted on and what neighbours had accepted, supported and now expected. The wall was seen to be a key element of the development. The Committee did not support the variation of condition 1 of planning approval WD/D/15/000382 relating to the addition of two further dormer windows in the roof of the north elevation. It was considered that these would have the effect of making the building overbearing to the neighbours to the rear of the site and would also cause overlooking and loss of privacy to these neighbours. However, if this variation was to be approved, the Committee considered that the installation of roof light/velux windows would have a less harmful effect on the rear neighbours. In the Design and Access Statement submitted in support WD/D/15/000382, it stated that 'the proposal does not adversely impact upon the amenities of our adjoining neighbours'. The Committee considered that these changes to condition 1. of the approved application for the site would have an adverse impact on the amenities of adjoining neighbours.

4. **6 GROSVENOR ROAD, DORCHESTER, DT1 2BB**

**WD/D/15/002818** [Link to Decision Notice](#)

Extension to front elevation of garage and build up over garage to form 2 storey extension to provide annexe accommodation. Form 2 storey bay window to front elevation. Form Juliet balcony on the rear elevation.

WDDC approved planning permission on 23 February 2016. A planning condition was included 'to ensure the annexe will only be used for ancillary residential purposes in connection with the main dwelling, and not as a separate unit of accommodation.'

Dorchester Town Council comments on 4 January 2016: Recommend refusal. The development would be out of keeping with the distinctive character of the local area and the scale and mass of the development would be overbearing creating overdevelopment of the site. The development would therefore be contrary to Policies ENV 10. and ENV 16. of the Local Plan adopted in October 2015 and Section 7. of the National Planning Policy Framework.