



# Dorchester Town Council

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30 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 4 April 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. Election of Chairman**

In the absence of the Chairman and Vice Chairman, to elect a Chairman for the meeting.

## **2. Apologies and Declarations of Interest**

## **3. Minutes**

To confirm and sign the Minutes of the meeting of the Committee held on 7 March 2016 (adopted by Council on 29 March 2016).

## **4. Minute Update Report**

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

## **5. Dorchester West Station Access – Williams Avenue Loading/Unloading Lay-By**

Dorset County Council are proposing making a Traffic Regulation Order to install a loading/unloading bay on Williams Avenue to service Dorchester West Station (plan attached)

and are seeking the Town Council's views on this proposal.

**6. A35 Speed Limit**

WSP/Parsons Brinckerhoff has been commissioned to undertake a review of the various posted speed limits along the A35 and are inviting comments from stakeholders along the route (letter attached).

**7. Dorchester Area Community Partnership**

To receive the final report of the Dorchester Area Community Partnership (attached).

**8. Planning Applications for Comment**

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

**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 (attached).

**10. Urgent Items**

To consider any other items that the Chairman or Town Clerk decides are urgent and that cannot wait for consideration at a future meeting.

## **Planning and Environment Committee – 4 April 2016**

### **Minute Update Report**

1. **Minute 155/15 Minutes (7 March 2016)**

**Minute 154/15 – Planning Applications WD/D/15/002840 and WD/D/15/002841 – HM Prison, Dorchester DT1 1JD**

WDDC were asked if their independent appraisal for the potential development of the site had yet been commissioned and progressed.

The planning officer dealing with the application has advised that the process has commenced.

In an email dated 27 March 2016 from Ms Helen Moore, Managing Director of City & Country to a resident of North Square (copied to the Town Council), she advises that WDDC has employed the District Valuer to independently assess C&C's expert's financial appraisal and they are expecting feedback in mid-April.

2. **Minute 158/15 (7 March 2016)**

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

DCC were asked again to investigate preventing parking on the large grassed area between Bridport and Damers Road. They are going to monitor this area this week (w/c 21.3.16) and will place standard "Please do not park" type of letter on the windscreens of any vehicles found parking there. They will continue to monitor the situation and have asked ward councillors to report any problems direct.

3. **Minute 161/15 (7 March 2016)**

**Urgent Item**

Network Rail were contacted to request (on behalf of the Dorchester Area Community Partnership) that a telephone for taxi calls (similar to the one at Dorchester West Station) be provided at Dorchester South station. Network Rail has advised that this would be the responsibility of South West Trains and the request has now been forwarded to them.



<p><b>Dorset County Council</b>          Developer or Licensor Agreement          for the use of the site for the purposes of the proposed development</p>	
<p><b>Project Title:</b> Wickham Avenue - Merging to Double Yellow Lines and new loading traffic regulation order</p>	
<p><b>Project Reference:</b> 11/000</p>	<p><b>Project Number:</b> 021132/08/21/049</p>
<p><b>Project Status:</b> CC</p>	<p><b>Project Date:</b> 11 Apr 18</p>
<p><b>Project Location:</b> Wickham Avenue</p>	<p><b>Project Status:</b> Consultation</p>

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Your Ref: N/A

Our Ref: 3512881AN-PTT

15 March 2016

WSP | Parsons Brinckerhoff  
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Dear Madam/ Sir,

[www.wspgroup.com](http://www.wspgroup.com)  
[www.pbworld.com](http://www.pbworld.com)

#### **A30/A35 EXETER TO BERE REGIS TRUNK ROAD - ROUTE SPEED LIMITS REVIEW**

WSP | Parsons Brinckerhoff has recently been commissioned by the South West Highways/ Balfour Beatty Infrastructure Services Joint Venture (SWHBBISjv) and Connect A30A35 Ltd on behalf of Highways England to undertake a review of the various posted speed limits along the trunk road between the A30 at Honiton in Devon and the A35/A31 junction at Bere Regis in Dorset - a distance of approximately 50 miles.

The objective of this review is to investigate the scope for implementing an appropriate route based approach to speed limits with road safety, driver comprehension, local conditions and the function/ purpose of the route in mind.

Recommendations for change will be made where there are considered to be a case for doing so. Speed surveys will be carried out along the route beginning shortly. We aim to complete the review and the report towards the end of May.

We are inviting comments from stakeholders along the route to ensure that as many issues as possible are gathered that might influence our conclusions and to provide an opportunity to express your views.

We would be interested to hear from you should you wish to send us your observations on the current speed limits on the A35 as it passes through your area.

In particular:

- Do you think that the posted speed limit is correct?
- Do you think that vehicles generally adhere to it?
- Do you think that the terminal limits are in the correct place?

The comments we receive will be collated and included in our report. If there is a more appropriate person to contact about these issues please forward this message onto that person or alternatively, provide us with their contact details.

Thank you for your help.

Yours faithfully,



Rebecca Liggins  
WSP | Parsons Brinckerhoff

**Dorchester Area Community Partnership**  
**REPORT TO DORCHESTER TOWN COUNCIL**  
**POLICY & ENVIRONMENT COMMITTEE**  
**March 2016**

**FINAL REPORT**

- **Access for All Group**

Over the past 10 years the group had a number of very successful achievements, notably the drop kerb programme, (Terri and Ray Bartlett continue to be advisors on a freelance basis), plus advising local organisations planning new buildings or refurbishments.

In order to revitalise the group a meeting was held in November. 8 people attended and although no actual group was formed, it was agreed to maintain an email group and to meet again in spring/summer of 2016. Susan Ward Rice at WDDC will continue to take this forward.

- **Broadmayne Cycleway**

Progress continues to be slow, DCC and Broadmayne PC are seeking formal permission from the landowner to upgrade the footpaths, but I think it is looking a little more positive.

£2,300 of section 106 monies has been set aside for the project, this held by DCC. DCC have also included the proposal in their Local Transport Plan. An expression of interest to apply for funding, has been submitted to the Southern LAG Group. It seems that landowner permission is crucial to any application to the Southern Dorset LAG.

Should it be necessary, Steve Newman will liaise and support Broadmayne PC with this project.

- **Friends of The West Station.**

Work continues every Friday morning and the bins are emptied on a more regular basis throughout the week.

The project to turf through sections of "grass" – really weeds with some grass - on the northbound platform, will start in spring 2016, after the treat of frosts.

A new running board has been installed and new LDC announcement boards are to be installed at the station.

- **Dorchester West Station Access** The partnership are receiving regular updates. Along with Cllr Trevor Jones, Cllr Batstone has also asked to be copied in to cover interests in various "access" committees.

The partnership, have been assured that the monies held for the project are still safe.

A project start date has been now been set for June 2016.

Some preparation work of clearing trees etc, seems to be happening already.

The partnership would thank Cllr Trevor Jones for keeping this project on the front burner.

- **One World Festival**

It is hoped that the festival will be held again in the Borough Gardens on Saturday August 6<sup>th</sup>.

A request been sent out to try and attract more local organisations to join the organising committee.

All enquiries about the festival should go direct to Dorset Race Equality Council.

- **Try This...Skills Share Project**

The group have decided to try a different time of year for the weeklong event. The dates will be 2<sup>nd</sup> July – 9<sup>th</sup> July.

The group will be seeking out new activities and learning opportunities for workshop sessions. They will also be targeting publicity and workshop sessions next year to encourage younger people and men to attend.

A working group has formed to ensure Try This... can be independent from the partnership and sustainable. Susan Blake is supporting the group to open a bank account and secure insurance

- **Dorchester Community Lunch**

The final lunch organised by the partnership was held on Thursday 25<sup>th</sup> February. 21 people attended. It was lovely to see some of the regular attendees and three new attendees representing two local groups.

Monies remaining in the partnership budget for lunch provision will be transferred to the Town Council, we hope lunches can be continued into the future.

- **Dissolution of Dorchester Area Community Partnership**

At the steering group meeting on 7<sup>th</sup> March, the group were informed that the proposed 6K contribution to all West Dorset LAPs has been passed by a full council meeting.

Pauline has received notice of redundancy for the end of March 2016, her last working day will be 22<sup>nd</sup> March.

Back ground information with regard Dorchester Town Council recruitment of a new post of a Community Worker who will cover the town was explained.

Given these various pieces of information, the steering group members present, agreed unanimously that the Dorchester Area Community Partnership should be dissolved.

A Special Public meeting to determine the dissolution has been called for Thursday 14<sup>th</sup> April 11.00am in the Council Chamber, this was done under the terms of the DACP constitution.

Pauline was thanked for her dedicated input to the partnership and a card and gift were presented.

PT March 2016

## **Dorchester Town Council**

**Planning applications to be considered by the Planning and Environment Committee  
on 4 April 2016**

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

1. **CHURCH HALL, ST GEORGES CHURCH, HIGH STREET, FORDINGTON, DORCHESTER  
WD/D/15/000426 (Amended Plans) [Link](#)**  
Replace hall windows and doors on the north & west elevations in timber, to match the existing details and decoration  
Dorchester Conservation Area and Grade I Listed Building

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

2. **DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY  
WD/D/16/000304 [Link](#)**  
Construction of a new standalone radiotherapy suite consisting of two LINAC treatment bunkers, ancillary clinical and staff accommodation. Resurfacing adjacent car park, associated external works including lightweight covered walkway to connect to Dorset County Hospital main building. Replacement of the existing medical records store as the enabling phase of the works on the existing staff car park adjacent to Hydrotherapy
3. **HM PRISON DORCHESTER, NORTH SQUARE, DORCHESTER, DT1 1JD (Amended Plans)  
WD/D/15/002840 + WD/D/15/002841 [Link](#)**  
Change of use of the Main Cell blocks and Gatehouse to residential accommodation (use class C3) (60 Units) with an Interpretation space in the Gatehouse 48 sq m. Construction of new residential blocks and residential terrace (use class C3) (129 units) and associated landscaping and car parking. Demolition of a number of non-listed buildings. Alterations to a public realm and highways in North Square and The Bow.  
Dorchester Conservation Area and Grade II Listed Building
4. **UNIT 1, STRATHMORE HOUSE, 11 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1  
3DX  
WD/D/16/000366 [Link](#)**  
Erect six fascia signs & one wall mounted side hung sign on a commercial premises.

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

No applications

### **West Ward (Councillor T Jones)**

No applications



## **Dorchester Town Council**

### **Planning and Environment Committee – 4 April 2016**

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

1. **17 BUTTERMARKET, POUNDBURY, DORCHESTER, DT1 3AZ**

**WD/D/15/002635**

Change of use of commercial retail unit to Cafe/Delicatessen & sandwich bar (Mixed Use A1/A3)  
WDDC's Development Control Committee approved planning permission on 10 March 2016.

Dorchester Town Council comments:

Considered by Dorchester Town Council's Planning and Environment Committee on 1 February 2016. Recommend refusal. The Committee could not support the hours of opening applied for and considered that these hours should be restricted to the opening hours of a retail unit as this was what the unit was originally intended to be (i.e. 9.00am to 5.30/6.30pm). The reason for restricting the opening hours was to protect the amenity of local residents who would have purchased/rented properties in the immediate area on the basis that this unit was to be used for retail purposes. Therefore, the opening hours, as applied for, would be contrary to Policy ENV. 16 of the West Dorset Local Plan. There was also a concern that a further reduction of retail units in this neighbourhood centre (as identified in the Poundbury Development Brief) could negatively impact on the viability of existing retail units already operating there.