

Dorchester Town Council

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27 April 2016

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Tuesday 3 May 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

It is recommended that any twin hatted Dorchester Town Council and West Dorset District Council Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 4 April 2016 (attached).

3. Minute Update Report

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

4. Active Travel and Safe Routes to School Project in Dorchester

Dorset County Council's Sustainable Transport Manager will attend the meeting to give a presentation and update on the Active Travel and Safe Routes to School Project in Dorchester.

5. Planning Applications for Comment

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

6. Parking Issues

a) To consider the report of the Committee Clerk on the possibility of the Committee introducing a regular schedule and ranking process for consideration of requests from residents for parking restrictions (and similar) requiring Traffic Regulation Orders.

b) Monmouth Road Area

To consider the request from two Dorchester South Ward members that the Town Council assists in the action of local residents in getting advice and input from Dorset County Council officers on traffic concerns affecting Monmouth Road and the immediate area.

7. DTEP Southgate Junction Proposed Traffic Regulation Order (HI1087) - Primary Consultation

Dorset County Council is considering for the making of the above Order under the Road Traffic Regulation Act 1984 and has asked for the Town Council's comments on the proposal. Details of the proposal and map attached.

8. Dorset County Council's Draft Community Transport Guidance and Toolkit

DCC has asked for feedback from key stakeholders on its Draft Community Transport Guidance and Toolkit before it is widely distributed and published and the Planning and Environment Committee is asked to consider if it wishes to put forward any comments on behalf of the Town Council.

Due to the size of this document, it is not being produced in hard copy and Members are asked to access it, and consider comments to be made in advance of the meeting, on the DorsetForYou website via the following link:

dorsetforyou.com/community-transport-toolkit

9. Decisions on Planning Applications and Withdrawn Applications

To note the decisions made by West Dorset District Council put forward any comments 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 – 3 May 2016

Minute Update Report

1. **Minute 113/15 Dorchester Parking Review (3 August 2016)**

The Regulation Team Leader of DCC's Highways department has advised that it is hoped that all the works on the ground, for the approved schedule of proposals for new Traffic Regulation Orders in Dorchester, will be in place by end of June / early July.

Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 3 May 2016

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

1. **46 LONDON ROAD, DORCHESTER, DT1 1NE**
WD/D/16/000490 [Link](#)
Erect rear extension & alterations to garage
2. **70 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LB**
WD/D/16/000348 [Link](#)
Installation of 2no. television aerials & satellite dish. Replacement of two timber casement rear windows & replacement of external rear door (Retrospective)
Dorchester Conservation Area and Grade II Listed Building

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

3. **31 SOUTH STREET, DORCHESTER, DT1 1DD**
WD/D/16/000495 [Link](#)
External alteration to shopfront including replacement glazing and entrance doors
WD/D/16/000494 [Link](#)
2 No. fascia signs and 1 No. projecting sign
Dorchester Conservation Area
4. **3 MILLERS CLOSE, DORCHESTER, DT1 1SS**
WD/D/16/000586 + WD/D/16/000587 [Link](#)
Change of Use from B8 to Sui-Generis (Car sales showroom). Remove the existing facade & replace with curtain walling/panelling on the front and both sides. Demolish existing side extension and alter roadside boundary treatments & re-surface car park. Erect 1 x Luminated Totem Advertisement and 4 x Front and side(s) signs
5. **SUITE B, GEORGIAN HOUSE, DORCHESTER, DT1 1UB**
WD/D/16/000825 [Link](#)
Change of use from Office Use (Class B1(a)) to a dwellinghouse (1 no. self contained flat) (Use Class C3)
This is **not** a planning application. The development is automatically granted planning permission by the above Order unless the local planning authority determines that prior approval is required as to –
 - a) Transport and highway impacts of the development;
 - b) Contamination risks on the site;
 - c) Flooding risks on the site.

6. **14 PLASSEY CLOSE, DORCHESTER, DT1 2PR**

WD/D/16/000479 [Link](#)

Existing single storey extension to be extended up closer to the front of the property. Parapet roof to be removed and replaced with a single pitch roof.

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

7. **33B MONMOUTH ROAD, DORCHESTER, DT1 2DE**

WD/D/16/000482 [Link](#)

Erection of first floor front extension

West Ward (Councillor T Jones)

8. **105 CAMBRIDGE ROAD, DORCHESTER, DT1 2JG**

WD/D/16/000675 [Link](#)

Erect extension & alterations

Dorchester Town Council Planning and Environment Committee – 3 May 2016

Committee consideration of requests for parking restrictions (and similar) requiring a Traffic Regulation Order

At the meeting on 30 November 2015, the Planning and Environment Committee agreed to use a standard form to assess any new requests received by the Town Council from residents for new parking restrictions (and similar) that required a Traffic Regulation Order. The purpose of using the form was to make the process fairer, more transparent and robust both for residents making requests and for Councillors in assessing such requests.

Since the recent consultation on and approval of Dorset County Council's Consolidated Traffic Regulation Order for Dorchester, a number of residents have contacted the Committee Clerk with concerns about parking and traffic that may lead to requests for parking restrictions (or similar).

In the past such requests have been dealt with by the Planning and Environment Committee on an ad hoc basis and the Committee is now asked to consider if it wishes to take such requests on a more structured basis say twice a year e.g. Aug/September and Feb/March. This would allow for a more focussed debate on all requests received at that time.

The Committee is also asked if it would like to introduce a ranking system for requests that it receives and supports. This could involve using the points detailed in Dorset County Council's guidance for Town Councils more rigorously (see below):

| | |
|-------------|--|
| Suitability | Is the introduction of a restriction suitable for the area? Consider the advantages and disadvantages. Does the road already have traffic calming features; such as signs, speed bumps and on-street parking? All these can contribute to road safety in one way or another. If the proposal does not meet DCC's various criteria, it is unlikely to be implemented. |
| Cost | Would the proposals be achievable financially? It is not a case of just of introducing a restriction, so consider the costs of advertisement, consultation and materials required, which can run into thousands of pounds. Dorset County Council's funding for traffic management has reduced substantially in recent years. |

| | |
|---------|--|
| Opinion | <p>Do other residents agree that there is an issue in the area?</p> <p>Would the proposal actually inconvenience others?</p> <p>If your concerns are related to traffic enforcement for driving offences, have you spoken to Dorset Police (Community Support Teams) to see if they can help? It may negate the need for any changes in the first place.</p> |
| Impact | <p>If implemented, would the restriction have the desired effect or will it actually introduce more problems?</p> <p>Will the introduction of a restriction just move the problem to another area?</p> |

The Town Clerk and Committee Clerk are seeking a meeting with Dorset County Council officers, dealing with Traffic Regulation Orders, to confirm their future processes for the consideration, assessment and ranking of TRO requests. The outcome of this meeting should allow the Town Council to align its processes better with DCC's.

Dorchester Transport and Environment Plan (DTEP)
(Making Dorchester Better)

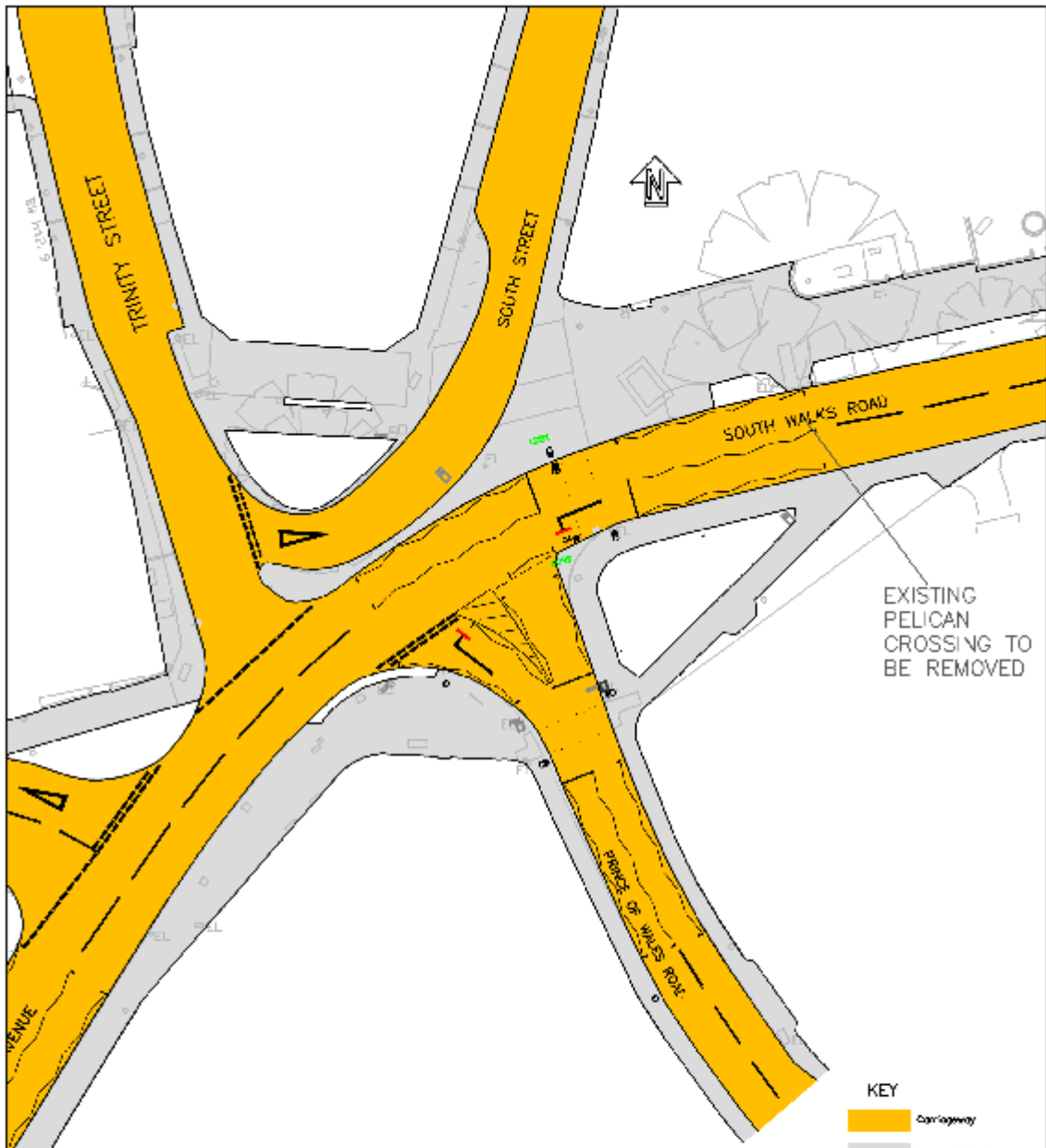
South Gate Junction
Traffic Regulation Order

This traffic regulation order will ban left turns from South Walks Road into Prince of Wales Road and right turns from Prince of Wales Road into South Walks Road in order to introduce pedestrian crossing facilities on South Walks Road closer to the desire line between Brewery Square and South Street and allow the existing crossing on South Walks Road to be removed.

These alterations are consistent with the DTEP aims to


- Support the economic prosperity of the town
- Increase pedestrian priority and freedom
- Improve access for cyclists, the elderly and disabled.

This traffic regulation order will be made in accordance with Section 1 of the Road Traffic Regulation Act 1984 which allows orders to be made “for avoiding danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising” or “for facilitating the passage on the road or any other road of any class of traffic (including pedestrians)” or “for preserving or improving the amenities of the area through which the road runs”.



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- KEY**
- Carriageway
 - Improved Footways
 - Boxed Area

| | | | |
|---|--|---------------------|---|
|  Dorset County Council <small>ENVIRONMENT AND THE ECONOMY DELIVERABLE</small> <small>Mia Harber Director for Environment and the Economy</small> | Project Title DORCHESTER TRANSPORTATION AND ENVIRONMENT PLAN | | <small>09/16/03/16</small> <small>Rev Date Issue / Remarks</small> <small>Checked</small> |
| | Drawing Title SOUTHGATE JUNCTION TRAFFIC REGULATION ORDER | | |
| DORSET HIGHWAYS <small>Andrew Martin</small> <small>Head of Dorset Highways</small> | Scale (A4 Size) | Drawn | Date |
| | 1:500 | OGL | 16/03/2016 |
| Drawing Number HI11087/03/01/ORIG | | Drawing Status — | |

Dorchester Town Council

Planning and Environment Committee – 3 May 2016

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

1. **11A ST GEORGES ROAD, DORCHESTER, DT1 1PA**

WD/D/14/002449

Redevelop site by erection of 3 no. dwellings

An Appeal has been lodged with the Planning Inspectorate against West Dorset District Council's refusal of the above application. This is to proceed by way of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009. All representations to be received by 28 April 2016.

2. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT**

WD/D/15/000999

Change of use from office (B1) to residential (C3) (Change of Use)

The applicant made an appeal to the Planning Inspectorate against a failure of the local planning authority (WDDC) to give notice within the prescribed period of a decision on an application for planning permission.

The Planning Inspector allowed the appeal on 8 April 2016 and planning permission has been granted for change of use from B1 office to residential at Stratton House, 58-60 High West Street, Dorchester, Dorset DT1 1UZ, in accordance with the terms of the application, ref: WD/D/15/000999 dated 22 April 2015,

An application for costs, made by the appellant against the Council, is the subject of a separate decision.

3. **34A HIGH WEST STREET, DORCHESTER, DT1 1UP**

WD/D/16/000038

Change of use from Office Use (Class B1(a)) to a dwellinghouse (Class C3)

This application was withdrawn from the planning register on 14 April 2016.

Dorchester Town Council comment: No objection.