



# Dorchester Town Council

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27 June 2018

**Agenda for the meeting of the Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester on 2 July 2018 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 C. Biggs, R. Biggs (Vice Chairman), A. Canning, T. Harries, J. Hewitt, S. Hosford, S. Jones, F. Kent-Ledger, T. Loakes, R. Potter (Chairman), M. Rennie and D. Taylor (the Mayor ex-officio)

### 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. West Dorset District Council Local Plan Preferred Option Sites

To receive a presentation from WDDC's Corporate Manager - Planning (Community and Policy Development) on the preferred option sites identified in the review of the Local Plan and next steps.

### 3. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 4 June 2018 (attached).

### 4. Minute Update Report

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

### 5. Planning Applications for Comment

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

## **6. Referral from the Dorchester Joint Heritage Committee**

At the meeting on 23 April 2018, the Dorchester Joint Heritage Committee considered a request to move a pedestrian crossing at the lower end of High East Street and the minutes of that meeting and the Committee's resolution is below:

'Members considered correspondence from the representative of the Civic Society suggesting that the popular walk around the town walls and riverside be improved by better signing and moving the existing pedestrian crossing across High East Street to the point where pedestrians actually try and cross the road at Fordington High Street to the Millstream path.

The Committee noted that the new pedestrian wayfinding project would improve the signing. With regard to the crossing it was noted that it had been located in its present position further up High East Street as Highway policy at the time of installation was that it could not be located at the suggested location because of the proximity to the road junction. It was felt that Highway policy may have changed since the original installation and that the Town Council's Planning and Environment Committee should therefore be requested to consider recommending this change of location to the Highways Authority.

### **RESOLVED**

That Dorchester Town Council's Planning and Environment Committee be requested to consider recommending to the Highways Authority that the existing pedestrian crossing across High East Street at Majestic Wine Stores be relocated to where the Millstream path meets the road opposite Fordington High Street.'

## **7. Planning Issues to Note**

To note any planning related issues including decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).

## **8. 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.

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**Agenda Item 3. Minute Update Report**

**1. Minute 3/18 - Minute Update Report (4.6.18)**

**Bournemouth, Dorset and Poole Waste Site Plan**

- i) The Town Council submitted an additional representation to the Waste Plan examiner (updated copy attached) and a Town Councillor presented these comments at the Examination on 26 and 27 June 2018.
- ii) WDDC has confirmed that there is no allocation of a site for a household recycling centre within the preferred option site DOR 15.

**Minute WD/D/16/002503 – DEFRA, Government Buildings, Prince of Wales Road**

Environmental Health at WDDC have advised that they are working with the applicant and local residents to resolve issues and will keep the Town Council advised of progress.

**Minute Lubbecke Way**

DCC has been invited to send an officer to the Committee meeting on 6 August 2018 to discuss traffic and parking issues relating to the linking up of St George's Road and Lubbecke Way.

**2. Minute 6/18 - Planning Issues to Note (4.6.18)**

**Field East of Grey's Bridge, South of London Road, Dorchester**

WDDC has advised that it does have a policy for consulting with neighbouring parishes on major applications within 500 metres and others within 100 metres. It appears that there was an oversight in not consulting with the Town Council on this application, possibly due to the fact that at the time WDDC had a number of temporary staff and a huge backlog. WDDC have apologised for the oversight.

## Bournemouth, Dorset and Poole Waste Plan Examination

The Town Council has already submitted comments to DCC on the draft Waste Plan following meetings of its Planning and Environment Committee on 21 September 2015, 6 June 2016 and 8 January 2018.

Following contact from the Examination's Programme Officer regarding the Examination of the Plan, the Town Council wishes to submit supplementary comments as agreed at its Planning and Environment Committee on 4 June 2018:

The Town Council has serious concerns about the allocation of site WD07, Loudsmill as the Household Recycling Centre for Dorchester and although the Inspector has not included consideration of this site in his Matters, Issues and Questions, the Town Council believes that their concerns about the site link to Matter 5 – Development Management: Policy 12 – Transport and Access and Policy 13 – Amenity and Quality of Life.

Points for consideration (amended 26 June 2016):

- In view of the concerns raised below, Dorchester Town Councillors request that, if this has not already been undertaken, the Waste Plan Inspector undertakes a site visit of WD07 Loudsmill, Dorchester.
- Although WD07 is not immediately adjacent to a residential area, the existing and new access roads do lead along residential roads. This area has a high proportion of family homes and there is also a youth club and a sheltered housing development adjoining the road.
- Since the Waste Plan was drafted, additional residential developments have been approved by the local planning authority along the access road.
- The access road is privately owned and is substandard for the volumes of traffic currently using the existing household recycling centre and adjoining businesses. It is not wide enough for two-way traffic in several places and the surfacing is inadequate for the types of traffic, both household and commercial, using it. As the road is privately owned it is likely to be out of DCC's control to bring it up to the standard of public highway. This situation will be exacerbated if there is an increase in numbers using the household recycling centre which is likely with the finalising of the Poundbury Development and the proposed major allocation of 3,500 new dwellings, immediately to the north of Dorchester, in West Dorset District Council's reviewed Local Plan.
- The restrictions of the access roads (both in terms of width and capacity) cause lengthy queues into the site causing air pollution and access problems for the businesses who also operate along the road.
- The new access road to the existing (and proposed) household recycling centre runs parallel and close to the River Frome (SSSI) and a public right of way and there are concerns about air and water pollution, and the impact on the natural environment, resulting from traffic exhausts and leachate from commercial vehicles, especially as waste is taken away in large skips from the Recycling Centre.
- Some of the land between the River Frome and the access road and immediately adjacent to the access road is treated as a public amenity and recreation area, maintained in part by the Town Council, with seating and allotments and this has recently been enhanced, including tree planting, as part of the planning approval for the Red Cow Farm development along the access road.
- At a recent meeting of the Town Council's Planning and Environment Committee (4 June 2018), some Members considered that there could be a potential site (Stinsford Hill) for a household recycling centre within the Local Plan preferred option site north of Dorchester (DOR 15) and asked for this site to be identified so that work could be undertaken to progress this option.

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### **Agenda Item 5. Planning Applications for Comment**

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

1. [\*\*WD/D/18/001153\*\*](#) - **FORMER SITE OF WATSON PETROLEUM LTD & DORCHESTER COLLECTION SHOWROOM, LONDON ROAD, DORCHESTER, DT1 1NE**  
Erection of 45 retirement living apartments (category II sheltered) with communal facilities, car parking & access from London Road

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

2. [\*\*WD/D/18/001033\*\*](#) - **MARION DUNLOP HOUSE, 8 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW**  
Erection of 1no.non-illuminated aluminium hoarding sign  
Dorchester Conservation Area
3. [\*\*WD/D/18/001004\*\*](#) - **56 HIGH WEST STREET, DORCHESTER, DT1 1UT**  
Replacement of front door  
Dorchester Conservation Area and Grade II Listed Building
4. [\*\*WD/D/18/001071\*\*](#) - **2 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT**  
Display of 1no. fascia sign and 1no. external hanging sign  
Dorchester Conservation Area
5. [\*\*WD/D/18/001231\*\*](#) - **CHURCH COTTAGE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG**  
Re-pointing of the principal West elevation and the Southern gable  
Dorchester Conservation Area and Grade II Listed Building
6. [\*\*WD/D/18/001152\*\*](#) - **20 SOUTH STREET, DORCHESTER, DT1 1BS**  
Installation of 2no. proposed condenser units to the rear of the building  
Dorchester Conservation Area
7. [\*\*WD/D/18/001158\*\*](#) - **35 CORNWALL ROAD, DORCHESTER, DT1 1RY**  
Demolition of garage and erect replacement garage with additional storage over  
Dorchester Conservation Area

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

8. [\*\*WD/D/18/001074\*\*](#) - **38 SOUTH COURT AVENUE, DORCHESTER, DT1 2BX**  
Erection of single storey rear extension

#### **West Ward (Councillor J Hewitt)**

9. [\*\*WD/D/18/001039\*\*](#) - **28 MIDDLEMARSH STREET, POUNDBURY, DORCHESTER, DT1 3FD**  
Convert part of garage & study to ancillary accommodation (Removal of condition 3 of planning permission 1/D/13/001095 – independent dwelling)

10. [WD/D/18/001070](#) - **49 OLGA ROAD, DORCHESTER, DT1 2LY**  
Loft conversion including dormer window  
Dorchester Conservation Area
  
11. [WD/D/18/001151](#) - **2 EDWARD ROAD, DORCHESTER, DT1 2HJ**  
Demolition of entrance porch and erection of single storey side extension and single storey rear extension

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#### **Agenda Item 7. Planning Issues to Note**

**1. WD/D/17/003034 - LIDL, THE GROVE, DORCHESTER, DT1 1XU**

(Variation to condition 1 of planning permission 1/D/11/000559 which was previously varied from Condition 18 of planning permission ref 1/D/10/000674 regarding delivery hours)

Application refused by WDDC's Planning Committee 29 May 2018: The proposed change to the delivery hours early on a Sunday morning and Bank and Public Holidays would have a detrimental effect through noise and disturbance to neighbouring residents and on the quiet enjoyment of the adjoining riverside walk and greenspace, contrary to Policy ENV16 - Amenity, of the West Dorset, Weymouth and Portland Local Plan 2015.

DTC comment 9 April 2018: Recommend refusal. The Committee considered that the extension of delivery hours from 9am to 7am on Sunday mornings would be detrimental to the residential amenities of neighbouring properties particularly in relation to the noise and disturbance created by the delivery lorries and therefore the proposal would be contrary to Policy ENV. 16 of the adopted Local Plan and sections 7 and 12 of the NPPF.

**2. WD/D/17/002493 - HM PRISON DORCHESTER, 7 NORTH STREET, DORCHESTER, DT1 1HY**

(Variation of Condition 3 of listed building consent ref. WD/D/16/002698 - approval of materials)  
WDDC approved the application 11 June 2018.

DTC comment 4 December 2017: Recommend refusal. The Committee considered that the original planning conditions imposed by the planning authority for planning application WD/D/16/002697 would have been in accordance with paragraph 206 of the National Planning Policy Framework and therefore the Committee supported the retention of the original planning conditions. It was also concerned that by approving external facing materials in a piecemeal way, as each building progressed beyond Damp Proof Course level, this could detract from the overall cohesive finish of the development, detailed in the Masterplan, and impact negatively on the Conservation Area and therefore be contrary to Policy ENV. 4 of the approved Local Plan.

**3. WD/D/18/000449 - ONE STOP SHOP, 1 & 3 KINGS ROAD, DORCHESTER, DT1 1NJ**

Display of 1no. non-illuminated fascia sign, 2no. non-illuminated window graphics, 1no. non-illuminated panel & 4no. non-illuminated poster frames

Planning application withdrawn 20 June 2018.

Dorchester Town Council comment 30 April 2018: No objection.