



Dorchester Town Council

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26 September 2018

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **1 October 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. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 3 September 2018 and the special meeting held on 10 September 2018 (adopted by Council on 25 September 2018).

3. Minute Update Report

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

4. Bournemouth, Dorset and Poole Waste Plan – Modifications to the Pre-Submission Waste Plan

The Bournemouth, Dorset and Poole Waste Plan was considered by the Planning Inspectorate at

public hearings in June 2018 and as a result of these hearings, a number of modifications were proposed to address some of the issues that were raised.

The Committee is asked to consider if it supports the modifications detailed in the attached report.

5. Dorset AONB Management Plan 2019-2024

The Dorset Area of Outstanding Natural Beauty Partnership has released the consultation draft of the AONB Management Plan for 2019-2024 (summary information attached). The consultation runs until 3 October 2018. It is a plan for the nationally-important landscape of the AONB, and describes the Partnership's approach to the conservation and enhancement of natural beauty within it. This plan fulfils a statutory duty on all local authorities with parts of AONBs within their areas, and is a material consideration in planning matters.

<https://www.dorsetaonb.org.uk/the-dorset-aonb/management-plan>

There is a detailed feedback form available on DorsetForYou, however there is also a short online questionnaire that Councillors are asked to complete individually:

<https://www.snapsurveys.com/wh/s.asp?k=153331241078>

6. Dorset Highways Councillors Satisfaction Survey 2018

Dorset Highways has produced its annual Councillors Satisfaction Survey which is designed to obtain the views of County Councillors, District Councillors and Parish/Town Councils regarding the service Dorset Highways provides, on behalf of their constituents. The information you provide will, along with similar residents and businesses surveys, help Dorset Highways to plan our future service provision, as well as highlight areas for suggest improvement and, hopefully, where we are successfully delivering. The deadline for survey responses is 12 October 2018.

<https://www.snapsurveys.com/wh/s.asp?k=153545601064>

Committee members are asked for any comments they wish to be included in the Town Council's response and to delegate approval to the Committee Chairman, Vice Chairman and Clerk to complete the survey on the Town Council's behalf. Responses from individual councillors are also accepted.

7. Planning Applications for Comment

To receive and comment on the planning applications received from West Dorset District Council (list 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 29/18 - WDDC Consultation on the Local Plan Preferred Options – Policy DOR15 (10 September 2018)**

Officers, the chairman of the Planning and Environment Committee and the Council's advisors, Feria Urbanism, worked together to draw up the evidence that will form the basis of the Town Council's objection to DOR15 and this was submitted to Council on 25 September 2018 as Appendix 1 to the minutes of the special meeting of the Planning and Development Committee held on 10 September 2018. A verbal update regarding the Council meeting will be presented at the meeting.

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Agenda Item 4. - Bournemouth, Dorset and Poole Waste Plan – Modifications to the Pre-Submission Waste Plan

1. The Committee has considered the Bournemouth, Dorset and Poole Waste Plan on several occasions over the last few years, making particular comments about the unsuitability of Louds Mill as the site for Dorchester Household Recycling Centre and asking that an alternative site be found.
2. At the meeting on 4 June 2018, the Committee was advised that plan had been submitted to the Secretary of state for Communities and Local Government and it would be subjected to an independent examination to be conducted by the Planning Inspectorate in late June 2018. A Member proposed that the Town Council should request to speak at the examination with regards to its concerns about the proposal to continue to site the Household Recycling Centre at Louds Mill and the Committee supported this proposal. The Town Council's additional representations were presented to the Planning Inspector on 26 and 27 June 2018.
3. At the Committee meeting on 2 July 20018, officers from West Dorset District Council attended and during consideration of Preferred Option Site DOR 15/employment land, in the revised Local Plan, there was discussion regarding potential use of some of this land for a household recycling centre. Although it was appreciated that it was too early in the Local Plan consultation process to make such an allocation formally, there was agreement between DCC and WDDC that this should be pursued if possible. A suggested statement of common ground had been drafted and the Committee agreed that Town Council should sign up to this and for it to be submitted to the Waste Plan Inspector.
4. The Town Council signed up to the Statement of Common Ground between the Waste Planning Authority, Dorset Councils Partnership and Dorchester Town Council in regards to an alternative site to Loudsmill being identified for the Household Recycling Centre when the West Dorset, Weymouth and Portland Local Plan reaches a sufficiently advanced stage and this was submitted by DCC to the Waste Plan Inspector.
5. The Planning Inspectorate public hearings took place in June 2018 and as a result of these hearings, a number of modifications were proposed to address some of the issues that were raised. These modifications include 'main modifications' which are required to make the plan sound and 'additional modifications' which are intended to improve the plan.
6. A new paragraph (below) is proposed which recognises the alternative option for providing the facility within the North of Dorchester preferred options development as suggested through the review of the West Dorset, Weymouth & Portland Joint Local Plan:

'It is noted, for example, that the West Dorset, Weymouth and Portland Local Plan is currently under review and options are being considered for the growth of Dorchester, including provision for employment land. This plan was not at a sufficiently advanced stage at the time of preparing the Waste Plan for the WPA to explore the possibility of finding another alternative site option for a new household recycling centre (HRC) to serve Dorchester. The Waste Plan has instead allocated a site at Loudsmill (Inset 5) close to the existing facility which offers the only realistic opportunity of delivery (as at June 2018). However, the WPA recognises that in future it is possible that a suitable alternative option for an HRC could emerge once the West Dorset, Weymouth and Portland Local Plan reaches a sufficiently advanced stage. This could support the overall approach in the plan of providing a sufficiently flexible strategy to cope with changing needs or circumstances over the plan period such as in the event that the allocated site does not come forward.'

7. West Dorset District Council, who also signed up to the Statement of Common Ground, considered this additional paragraph at its Strategy Committee on 11 September 2018 and supported its inclusion into the Waste Plan together with the following sentence:

‘In the interim, there is a need for enhanced access to the existing Loudsmill site to minimise impact on the existing properties arising from the increased usage of the site. Should the North Dorchester option not proceed, highways improvements will be necessary to improve access to the Loudsmill site.’

8. The Committee is asked if it supports the inclusion of the new paragraph in 6. above and the additional sentence proposed by West Dorset District Council in 7. above.

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Agenda Item 5. - Dorset AONB Management Plan 2019-2014

INTRODUCTION

The Dorset AONB is a landscape of national and international significance for its natural and cultural heritage assets. This management plan sets out the legal basis and background of this landscape and articulates a policy framework for the conservation and enhancement of its natural beauty.

Now in its fourth edition, this management plan builds on previous iterations; it is for the landscape of the Dorset AONB, not for one organisation or partnership. It fulfils a legal requirement and is derived through local consensus. It sets out an approach to conserving and enhancing the AONB's natural beauty (which itself is further defined). It is for all people and organisations engaged in activities which have implications for the area's natural beauty, such as strategic planning, development management, land management, conservation, celebration and education. It is one of a group of documents which describe the policies, landscape condition and implementation strategy. The others in this set are:

- Landscape Character Assessment (LCA) which describes the various landscape types and character areas of the AONB, their characteristic features and the landscape condition.
- Strategic Environmental Assessment which was delivered alongside this Management Plan to test the policies in this plan; it also includes a baseline assessment of various socioeconomic subjects for the AONB.
- Delivery Plan which will be constructed following the public consultation period on this plan and annually thereafter. This describes how these policies will be implemented and translated into practice; it will describe one year's activity in detail with a view towards the timespan of this plan.

This plan has been developed and reviewed with the input and involvement of a wide range of stakeholders. Through this process, local people and organisations have provided extensive input in identifying the local actions and priorities that will conserve and enhance this nationally important landscape.

3. THIS MANAGEMENT PLAN

3.1. What is the Plan for?

This plan is for guiding and inspiring action that will bring us closer to achieving the vision. It meets the statutory requirement on local authorities to produce a Management Plan but goes beyond that requirement by:

- Bringing together partners to agree a target or vision for this protected landscape.
- Galvanising and prioritising action.
- Promoting collaboration in action for best results.
- Helping to prioritise public investment, for example agri-environment or rural development grant.

The plan places a focus on how the primary purpose of conserving and enhancing natural beauty will be delivered; social and economic issues are covered in terms of their relationship to that primary purpose.

3.2. Who is the Plan for?

The AONB Management Plan is just that – a plan for the AONB area. It provides a framework that can help guide all activities that might affect the AONB. Its audiences include:

- AONB Partnership organisations – these organisations will have a key role in delivering and championing the Management Plan.
- Relevant authorities – all public bodies and statutory undertakers have a duty to have regard to the primary purpose of the AONB; this Management Plan will guide them in fulfilling their statutory duties.
- The Local Nature Partnership and Local Enterprise Partnership.
- Landowners and managers – those who own and manage land in the AONB have a vital role to play; the plan aims to guide, support and attract resources for sensitive management of the AONB.
- Local communities – all of us that live and work in the AONB can play an active role in caring for the Dorset AONB; the plan identifies some of the priorities for action and ways to get involved.

3.3. How does it relate to other plans, strategies and processes?

This plan should be used to guide and inform all other plans and activities developed by public bodies and statutory undertakers that may affect the AONB, in line with their duty of regard for the primary purpose of the AONB. It should also be used as a guide and information base for other people and organisations in and around the AONB.

- The Dorset & East Devon World Heritage Site Management Plan: this plan outlines the statutory landscape protections for the site and its setting in the collective interests of all humanity.
- This plan will help promote and support local delivery of the Government's 25 Year Environment Plan.
- Local & spatial plans: it provides part of the evidence base for local plans including those for transport, waste and minerals.
- Health and wellbeing plans: it can guide the implementation of the 'Prevention at Scale' priority of the Dorset Sustainability and Transformation Plan.
- Catchment plans: it provides part of the evidence base for the partnership catchment management plans within the AONB.
- Marine plans: provides part of the evidence base for the Marine Plan (South).
- Development management: local planning authorities and the MMO have a statutory duty of regard for the AONB when making planning decisions. In making these decisions the relevant authority should seek the advice of Natural England, the statutory agency responsible for AONBs. In addition, this Management Plan is a material consideration in the planning process. Planning authorities seek advice from the AONB Team under the Dorset AONB planning protocol.
- Community planning: it can help inform neighbourhood and parish plans and community strategies.
- Cultural strategies: it can help guide implementation.
- Rural investment strategies: it can guide the targeting and prioritising of land management grants and other rural industry grants or loans via the Local Enterprise Partnership and community-led local investment strategies (e.g. Local Action Groups).

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Agenda Item 7. Planning Applications for Comment

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

1. **WD/D/18/001766** - 3 -4 HOLLOWAY ROAD, DORCHESTER, DT1 1LF [Link](#)
Demolish the existing single storey buildings and build 2no. new three bedroom, two storey dwellings - **Variation to condition 1 of planning approval reference WD/D/17/000555 to amend the approved plans to allow the installation of 3no. solar panels to the south facing roof, omission of the external terrace and changes to the roofing and window material**
Dorchester Conservation Area
2. **WD/D/18/001736** - 32 EDDISON AVENUE, DORCHESTER, DT1 1NY [Link](#)
Erection of front porch extension and conversion of existing garage to playroom
3. **WD/D/18/001817** - GARAGES AT HOLLOWAY ROAD, DORCHESTER [Link](#)
Demolition of 9 garages
Dorchester Conservation Area
4. **WD/D/18/001960** - 44 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AG [Link](#)
Demolition of conservatory and erection of single storey rear extension
5. **WD/D/18/002044** - 24 GARLAND CRESCENT, DORCHESTER, DT1 2SX
Demolition of conservatory and erection of single storey rear extension

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

6. **WD/D/18/001983** - PLOTS 593 TO 595 AND 600 TO 620, SECTOR 3.76, NORTHERN QUADRANT, CROWN STREET WEST, POUNDBURY [Link](#)
Application for approval of reserved matters for access, appearance, layout & scale of outline planning permission 1/D/09/001363
7. **WD/D/18/001808** - 11 WEYMOUTH AVENUE, DORCHESTER, DT1 1QR [Link](#)
Change of use from A3 to mixed A3/A4 use and elevational alterations including the erection of lobby area to front elevation (**with variation of condition 4 of planning permission WD/D/18/000797 to change the one-year temporary opening hours to permanent**)
Dorchester Conservation Area
8. **WD/D/18/001789** - LAND AT JUNCTION OF PRINCE OF WALES ROAD AND, SOUTH WALKS ROAD, DORCHESTER [Link](#)
Erection of WW1 commemoration sculpture (*Dorchester Town Council application*)
Dorchester Conservation Area
9. **WD/D/18/001952** - 35 PEVERELL AVENUE EAST, POUNDBURY, DORCHESTER, DT1 3RH [Link](#)
Installation of side door and replacement of patio door with window

10. **WD/D/18/001964 + WD/D/18/001965** - 55 SOUTH STREET, DORCHESTER, DT1 1DQ
Installation of two air conditioning condenser units and two extract vents
Installation of non illuminated fascia sign, projecting sign and two internal posters
11. **WD/D/18/001261** - 7 NORTH SQUARE, DORCHESTER, DT1 1HY [Link](#)
Erection of one residential dwelling (Use Class C3) together with an associated car parking space
Dorchester Conservation Area
12. **WD/D/18/001878** - 9 LINDEN AVENUE, DORCHESTER, DT1 1EJ [Link](#)
Installation of flat roof dormer and solar panels
Dorchester Conservation Area
13. **WD/D/18/002127** - 5 GREENINGS COURT, DORCHESTER, DT1 1HR [Link](#)
Installation of a new ground floor rear window
Dorchester Conservation Area and Grade II Listed Building
14. **WD/D/18/002016** - NATWEST, 49 SOUTH STREET, DORCHESTER, DT1 1DW [Link](#)
Install new security fencing & repair vandalised lead work
Dorchester Conservation Area and Grade II Listed Building

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

15. **WD/D/18/001738** - 107 MONMOUTH ROAD, DORCHESTER, DT1 2DF [Link](#)
Erection of single storey rear extension
16. **WD/D/18/001567** - 30 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ [Link](#)
Demolition of outbuilding and erection of single storey side extension and single detached garage
17. **WD/D/18/001859** - 57 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG [Link](#)
Make alterations to materials approved in application WD/D/15/000314
18. **WD/D/18/001963** - 20 BARNES WAY, DORCHESTER, DT1 2DZ [Link](#)
Erect entrance porch and side extension
19. **WD/D/18/002012** - 9 POWYS CLOSE, DORCHESTER, DT1 2RG [Link](#)
Demolition of garage and erection of single storey side/rear extension

West Ward (Councillor J Hewitt)

20. **WD/D/18/002017** - 8 WADEBRIDGE STREET, POUNDBURY, DORCHESTER, DT1 3AT
2no. non-illuminated hanging signs