

Dorchester Town Council

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19 December 2018

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **7 January 2019 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 December 2018 (attached).

3. Minute Update Report

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

4. Petition – Licensed Premises in the Town Centre

The Town Council has been approached by Sir Oliver Letwin asking for the Town Council's support for a petition from local residents asking for pub and bar licensing hours in Dorchester to be restricted to a closing time of 11pm. Report from the Town Clerk attached.

5. Princes Street and Top O' Town Cycleway Improvements

Dorset Highways has asked for the Town Councils comments on the highway improvement scheme for Princes Street and Top O'Town Cycleway which includes the installation of road humps (details attached).

6. Planning Applications for Comment

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

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.

Dorchester Town Council

Dorchester Town Council

Planning and Environment Committee – 7 January 2019

Agenda Item 3. Minute Update Report

1. **Minute 25/18 (3 September 2018)**
Requests for New Parking/Traffic Restrictions

Weatherbury Way

Following further representation by the resident requesting additional parking restrictions at the Weatherbury Way junction, DCC has reviewed their scoring of the request and advises that this now scores sufficiently to warrant inclusion on their TRO request list where they are prioritised against other requests countywide.

Fordington Green

Businesses on Fordington Green continue to experience problems entering and exiting their premises and DCC has been advised of these issues.

2. **Minute 52/18 (3 December 2018)**
Petition received – Lubbecke Way

The petition, supported by the Town Council, asking for a 20mph limit in Lubbecke Way, St Georges Road, Eddison Avenue, Acreman Road and Long Bridge Way plus speed reducing measures down Lubbecke Way has been forwarded to DCC for their consideration.

There was a suggestion that DCC be requested to install a traffic tube to gather data on traffic speeds etc and DCC has advised that the cost of an ATC (tubes/radar) survey is £250 for the first site and then £150 for any other sites monitored at the same time. The Committee Clerk has requested some further technical information about appropriate sites and duration of monitoring. The Town Clerk confirms that there are funds available to cover costs if the Committee resolves to support this.

Dorchester Town Council
Planning and Environment Committee – 7 January 2019

Agenda Item 4. Petition – Licensed Premises in the Town Centre

1. The Town Clerk has received a letter from Sir Oliver Letwin MP asking for this Council's views on a petition signed by c. 200 residents, mainly from the roads adjacent to High West/East Street. The petition reads:

'I would like to see pub and bar licensing hours in Dorchester restricted to a closing time of 11pm to allow for an appropriate balance between the night-time economy and residents rights to sleep and be safe outside our homes(in line with Poundbury and Brewery Square) and for business premises to be safe from vandalism and other crime.'

2. The petition is a response to a steady increase in the number of town centre premises seeking late night licences, alcohol-related anti-social behaviour related to these premises, particularly at weekends, coupled with the addition of new residential properties in the Town Centre.
3. The appropriate authority to consider the petition is West Dorset District Council. North Ward District Councillors (Councillors Canning, Hosford and Taylor) have held a joint meeting with District Council's Environmental Health and Licencing staff and Dorset Police to discuss the issues raised, how to respond to the petition and what steps can be taken to minimise future disruption. The conclusions of the District Councillors who attended the meeting are:-
 - The Licencing Authority (WDDC) acts within very clear guidelines issued by national government and it has no power to introduce the blanket closure restrictions requested;
 - Licences have to be reviewed individually, not collectively. There is currently insufficient evidence that individual town centre licensees are failing to meet the conditions of their licences; and
 - The concerns of residents and business owners are nonetheless legitimate and steps need to be taken to reduce the problem of anti-social behaviour related to late-night drinking.
4. The group concluded that the two authorities (WDDC and Dorset Police) should write to all licensees emphasising the conditions of their licences, identifying that the situation was being monitored with evidence being gathered which would influence the consideration of future licence applications and encouraging participation in a reinvigorated Pubwatch scheme.
5. It is **RECOMMENDED** that, given that the licensing powers do not permit the actions requested in the petition, the Town Council supports the approach being taken by West Dorset District Council and Dorset Police.

Adrian Stuart
Town Clerk

Dorchester Town Council

Planning and Environment Committee – 7 January 2019

Agenda Item 5. Princes Street and Top O'Town Cycleway Improvements

Princes Street and Top O' Town Cycleway Improvements Implementation of a Raised Table

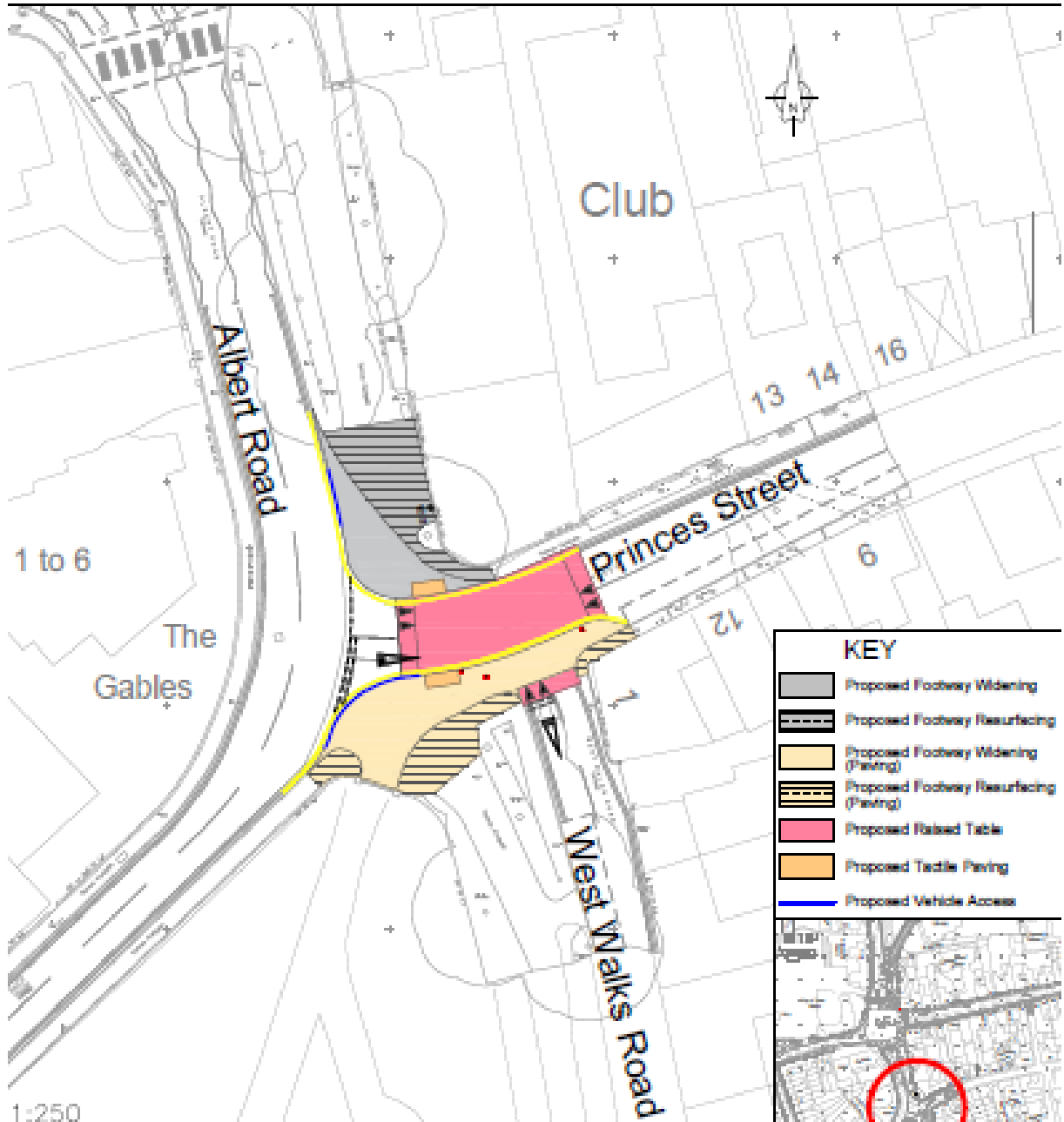
HIGHWAYS ACT 1980 – SECTION 90A

Dorset County Council hereby gives notice that it proposes to construct a new vertical traffic calming feature (raised table) on Princes Street (and across West Walks Road) Dorchester, as part of a cycleway scheme.

The raised table will be 18m in length (including ramps), the flat table will be 15m in length, and it will be a maximum of 100mm in height.

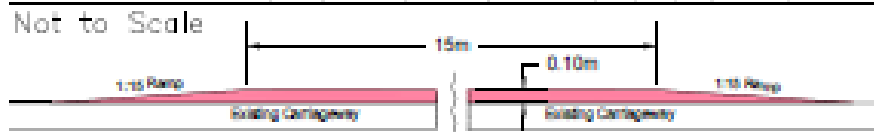
The proposed raised table will reduce traffic speeds and provide a safer crossing for pedestrians and cyclists.

The cycleway scheme aims to facilitate an increase in pedestrian and cycle trips on The Walks and to Borough Gardens or on to NCN26.



1:250

Not to Scale



KEY	
	Proposed Footway Widening
	Proposed Footway Resurfacing
	Proposed Footway Widening (Paving)
	Proposed Footway Resurfacing (Paving)
	Proposed Raised Table
	Proposed Tactile Paving
	Proposed Vehicle Access




Dorset County Council
 ENVIRONMENT AND THE DORSET SPECTRUM
 (aka Dorset Green to Environment and its Energy)


DORSET HIGHWAYS
 Andrew HURD
 Head of Dorset Highways

Project Title
**Princes Street and Top o' Town
 Cycleway Improvements**

Drawing Title
Consultation Overview

Scale (A4 Size)	Drawn	Date
VARIABLE	OGL	20Nov18

Drawing Number
HI1136/04/01/Orig

	
001 20Nov18	01
001 001	001 / 001
Drawing Status Consultation	

Dorchester Town Council
Planning and Environment Committee – 7 January 2019

Agenda Item 6. 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 44 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/18/001671](#) + [WD/D/18/001618](#) - **19 HIGH WEST STREET, DORCHESTER, DT1 1UW**
Conversion of first and second floor HMO to 3 self-contained flats + Internal and external alterations to convert first and second floor HMO to 3 self-contained flats
Dorchester Conservation Area and Grade II Listed Building

3. [WD/D/18/002835](#) - **1-4 WHETSTONES, WEST WALKS, DORCHESTER**
Proposed to replace rotting wooden fascia boards with black upvc woodgrain fascia.
This is an application for a Certificate of Lawfulness for a proposed use, it is not a planning application and WDDC cannot consider the planning merits of the development. The application will be determined solely on the question of whether the use proposed would have been lawful on the date the application was made.
Dorchester Conservation Area

4. [WD/D/18/002712](#) - **21 GLYDE PATH ROAD, DORCHESTER, DT1 1XE**
Replace the front door and door frame
Dorchester Conservation Area and Grade II Listed Building

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

5. [WD/D/18/002756](#) - **89 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA**
Change of use from C2 (residential institution) to C3 (residential dwelling)
6. [WD/D/18/002755](#) - **YMCA, 4 SAWMILLS SITE, SAWMILLS LANE, DORCHESTER, DT1 2RZ**
Single storey extension to the entrance of existing building & the construction of a covered buggy & cycle store

West Ward (Councillor J Hewitt)

7. [WD/D/18/002778](#) - **31 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF**
Display illuminated front, side and rear fascia signs (retrospective)
Dorchester Conservation Area

Dorchester Town Council
Planning and Environment Committee – 7 January 2019

Agenda Item 7. Planning Issues to Note

1. WD/D/18/002458 - 28 HIGH STREET FORDINGTON, DORCHESTER, DT1 1JZ

Outline application for the Erection of 3 Dwellings

WDDC advise that this planning application has been withdrawn.

2. WD/D/16/000777 – Kings Arms Hotel, 30 High East Street, Dorchester

At the Council meeting on 27 November 2018, concerns were raised about two historic buildings on the High Street, one being the Kings Arms Hotel and following that meeting, the developer was contacted for an update on the progress of the development of the site.

The developer has now advised (in summary):

‘The planned start date is 11 February 2019 and the contractor, Stepnell, and architect, Watts, have been in touch with WDDC about outstanding planning conditions and licences to meet this deadline. The construction period for the first phase is 36 weeks - but it is worth highlighting that with a building like this there is always an element of uncertainty about the program. Sometimes the contractor can encounter unexpected problems and this can delay the finish. However, assuming everything goes as planned, we hope to be reopening The Kings Arms in November 2019 with a complete restaurant and bar on the ground floor and 20 bedrooms upstairs. A further 12 bedrooms will be refurbished in phase 2, which will follow on.’