



Dorchester Town Council

Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF
Telephone: (01305) 266861

For information about this agenda contact Louise Dowell
l.dowell@dorchester-tc.gov.uk

30 January 2019

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **4 February 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 7 January 2019 (adopted by Council on 29 January 2019).

3. Minute Update Report

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

4. Planning Applications for Comment

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

5. 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made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).

6. 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 41/18 (5 November 2018)**

DTEP - Victoria Road 20mph Zone, Dorchester - Primary Consultation for Traffic Regulation Order

The formal public notice in respect of this Traffic Regulation Order will shortly be published in the local press.

2. **Minute 52/18 (3 December 2018)**

Petition Received – Lubbecke Way

DCC will be holding a Petition Panel meeting on 13 March 2019 to consider the petition from local residents asking for speed restrictions and traffic calming in Lubbecke Way and adjoining roads. Cllr Stella Jones has been invited to attend this meeting.

3. **Minute 55/18 (7 January 2019)**

Petition – Licensed Premises in the Town Centre

A letter has been sent to Sir Oliver Letwin informing him that the Town Council has asked WDDC officers and Dorset Police to work together to address residents' concerns and for an increased Police presence in the town on Friday and Saturday nights.

The letter also requested that he lobby the Government for greater funding for Dorset Police and for a review of the effectiveness of licensing arrangements in market towns.

Sir Oliver has replied saying that he will meet with WDDC and Dorset Police to try to begin to formulate a coordinated strategy to address residents' concerns. He has already been in touch with Ministers to seek assurances that Dorset will receive its full share of the increase in Police funding that is now coming forward nationally. He also agreed that the effectiveness of licensing arrangements in market towns needs to be looked at again and he will be undertaking research on how the licensing regime currently operates and the related law.

The Town Council will be kept updated.

Letters have been sent to WDDC and Dorset Police asking them to work together to address residents' concerns and for an increased Police presence in the town on Friday and Saturday nights.

WDDC's Head of Community Protection will be discussing these matters with the Licensing and Community Safety Manager and with Dorset Police and will keep the Town Council updated.

4. **Minute 58/19 (7 January 2019)**

Minute Update Report – Lubbecke Way

DCC has been asked for advice on the positioning of a traffic tube in Lubbecke Way in advance of commissioning such works.

DCC has been informed of the Town Council's ongoing concerns at the length of time it was taking to process and implement the two approved TRO's for the Lubbecke Way area. If there is an update available, this will be reported at the meeting.

DCC has been advised of the Town Council's concerns regarding the caravan parked in the 'stopped up' area of St George's Road.

Dorchester Community Highways Officer responded advising that a 14 day's 'notice to quit' order was served on the caravan. This expired on 29 January 2019 and the caravan had not

been moved on that date so it now becomes a Police/legal matter to resolve.

5. **Minute 59/19 (7 January 2019)**

Princes Street and Top O' Town Cycleway Improvements

DCC has been informed of the Town Council's support for the proposed highway improvement scheme for Princes Street and Top O'Town Cycleway. With regards to the Town Council's request for an appropriate tree be planted in the extended pavement fronting the entrance to the Borough Gardens, this will be considered by the scheme's engineer.

6. **Minute 62/10 (7 January 2019)**

Urgent Item – DCC's Parking Permit Scheme

The Committee agreed that DCC should be reminded of the request from the Town Council for additional residents' permit scheme areas in Dorchester and that a definite timetable be given for consideration of these and the Dorchester Parking Review.

For Information:

DCC's Petitions Panel considered a petition on 11 January 2019 from residents of the Park District, Weymouth who hold parking permits and believe that the existing residents' permit policy is out of date and not fit for purpose in 2018.

The Panel was supportive of there being a review of the Policy to bring it in line with other towns across Dorset. However, because of the uncertainty of Councillors' roles prior to the inception of the new Unitary Authority in April, it was very difficult for the Petitions Panel at the present time to provide the lead petitioner with a timetable by which the policy would be reviewed by the relevant Committee, however, the views taken by the Petitions Panel were confirmed and as soon as matters become clearer in terms of confirmed roles and responsibilities, the matter would be taken forward.

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Agenda Item 4. Planning Applications for Comment

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

1. **WD/D/18/002972 - 33 HOLLOWAY ROAD, DORCHESTER, DT1 1LF**
Internal and external alterations to facilitate the conversion of garage to annexe

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

2. **6 NORTH SQUARE, DORCHESTER, DT1 1HY - WD/D/18/002863**
Retention of side window and installation of lantern roof light.
Dorchester Conservation Area
3. **37 HIGH EAST STREET, DORCHESTER, DT1 1HN - WD/D/18/002937 + WD/D/18/002938**
Change of use and conversion of part ground floor and first, second and third floors from Retail (Class A1), Office (Class B1) & Public Hall (Class D1) to 3 No. dwellings (Class C3). (Lower ground floor and part ground floor to remain in Retail use (Class A1)).
Dorchester Conservation Area and Grade II Listed Building

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

4. **7 WELLBRIDGE CLOSE, DORCHESTER, DT1 2BJ - WD/D/18/002965**
Erect single storey front garage extension, rear roof alterations to include rear dormers, two storey and single storey rear extension and erect garden outbuilding

West Ward (Councillor J Hewitt)

5. **WD/D/18/002887 - 5 EDWARD ROAD, DORCHESTER, DT1 2HJ**
Erection of two storey & single storey extensions & new access
6. **WD/D/18/002898 - 19 TREVES ROAD, DORCHESTER, DT1 2HE**
Erection of single storey extension
7. **59 QUEENS AVENUE, DORCHESTER, DT1 2EP - WD/D/18/002961**
Lean to covered way and pergola (Retrospective)
8. **WD/D/18/002973 - 35 COBURG ROAD, DORCHESTER, DT1 2HN**
Erection of Single storey rear extension and two-storey side extension

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Agenda Item 5. Planning Issues to Note

1. WD/D/18/001245 - 88 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PR

Change of use of carpark area to car sales display area and erection of 2.1 metre boundary fence (retrospective)

Recommended for refusal by Dorchester Town Council's Planning and Environment Committee on 3 September 2018.

This application was approved by WDDC's Planning Committee on 17 January 2019.

Extract from the minutes of that meeting:

'The committee members were disappointed that the application was retrospective and keen to ensure that new planting was carried out as soon as possible, ideally before summer and including specimens that kept their greenery all year round.

The Development Manager suggested that the proposal should be a compromise to soften the impact on neighbours whilst allowing the cars to be seen from the road; but if members were not happy with the application before them they could delegate approval to officers to negotiate improvement to the proposed planting.

Decision: that the application be delegated to the Head of Planning (Development Management and Building Control) to approve subject to:- the submission of a satisfactory revised planting scheme which should include evergreens at both ends of the road frontage and the four trees currently indicated in the middle of the road frontage; and the conditions outlined in the appendix to these minutes.'

2. WD/D/18/001177 - FORMER STORAGE LAND AND BUILDING BETWEEN, 20A-21 GLYDE PATH ROAD, DORCHESTER

Change of use to residential (Use Class C3) together with external alterations

Recommended for refusal by Dorchester Town Council's Planning and Environment Committee on 6 August 2018

This application was approved by WDDC's Planning Committee on 17 January 2019.

Extract from the minutes of that meeting:

'The committee members were displeased at the loss of the desired pedestrian footpath access, they felt that people wanted the access through this site but as this was governed by a 300 unit limit they had no legitimate planning reasons to refuse the application. They may have been reluctant to approve the original prison site application if they had been aware that access through this site would not be achievable.'