



Dorchester Town Council

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27 March 2019

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **1 April 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 4 February and 4 March 2019 (adopted by Council 26 March 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made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).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.

Dorchester Town Council
Planning and Environment Committee – 1 April 2019

Agenda Item 3. Minute Update Report

1. **Minute 52/18 (3 December 2019)**

Petition Received (Lubbecke Way)

DCC's Petitions Panel met on 13 March 2019 to consider the petition from local residents asking for a 20mph limit on Lubbecke Way, St Georges Road, Eddison Avenue and Long Bridge Way as well as 'speed humps' on Lubbecke Way.

The Petition Panel agreed that further investigation was required particularly as the impact of the planned parking restrictions and 7.5 tonnes weight restrictions were not yet in place. As the planned parking and weight restrictions are being introduced to mitigate against some of the concerns raised in the petition, it was felt that a decision on speed limit reduction and traffic calming measures could not be made until the impact of planned restrictions had been monitored.

The concerns raised in the petition will be considered when the impact of the planned restrictions is assessed.

The Petition Panel has asked that DCC's Road Safety Manager considers the installation of SLOW road markings on the newest section of Lubbecke Way. Traffic surveys will also be carried out on Lubbecke Way after the planned restrictions are in place to help monitor the impact and surveys will be carried out on St Georges Way, Eddison Avenue and Acreman Road to gather evidence of typical traffic flows and speeds. The results of these surveys will be shared with the petition organiser and the Town Council.

As previously discussed by the Planning and Environment Committee, the Petition Panel suggested that the local residents consider looking into setting up a Community Speed Watch initiative, through Dorset Police.

It was reported to the Panel that DCC has a commitment to install the new parking restrictions in Lubbecke Way during/or soon after the completion of the upcoming resurfacing work. Factors outside of DCC's control, such as poor weather, could affect these plans but the Petition Panel's Chairman has asked that the parking restrictions are prioritised for installation in conjunction with the resurfacing work. The resurfacing work is scheduled to take place between 9 and 17 April 2019.

The Town Council has been notified of the Proposed Temporary Traffic Regulation Order (TRO) for the closure of Lubbecke Way to allow for resurfacing (as above). The alternative route to Loudsmill and the HRC will take traffic down St George's Road, Long Bridge Way and back onto Lubbecke Way. DCC has been advised that the map attached to the proposed TRO is incorrect.

2. **Minutes 58/18 and 70/18 (7 January 2018 and 4 March 2018)**

Lubbecke Way

DCC was commissioned to install two traffic radar surveys at two different points, on different dates, in Lubbecke Way. The results of these surveys have now been received and forwarded to members of the Planning and Environment Committee.

The two surveys were carried out between 27 February 2019 to 5 March 2019 and 7 to 13 March 2019 and, very briefly, the data indicates:

- No evidence of excessive speeding
- A percentage of traffic (between 16% and 23%) does go to the HRC via St George's Road but leaves via Lubbecke Way – the majority of this traffic is vehicles under 5.2m
- A very small percentage of vehicles over 6.6m don't both access and exit the HRC by Lubbecke Way (i.e. they use St George's Road in one direction)

3. **Minute 70/18 (4 March 2019)**

Lubbecke Way and Household Recycling Centre (HRC)

Letters were sent to DCC, WDDC, DWP, the Shadow Dorset Council, followed by the Dorset Council, putting on record the Town Council's disappointment that an alternative site for the Dorchester HRC has not been identified and asking that urgent consideration be given to providing a modern facility outside of the town.

Sir Oliver Letwin responded saying that it was his view that the practical way to achieve the Town Council's aims was for a new site for the HRC to be built into the new North Dorchester development proposals and that was what he would be seeking over the coming years.

The Dorset Waste Partnership has also responded noting that unfortunately, given the stage the Local Authority had reached with the review of their Plan, it was too soon to allocate an alternative site for a HRC in the Waste Plan, elsewhere in Dorchester with any degree of certainty of delivery. The Partnership will monitor progress of the Local Plan and contribute, as appropriate, to its development highlighting the need for a HRC and identifying opportunities elsewhere in Dorchester.

Dorchester Town Council
Planning and Environment Committee – 1 April 2019

Agenda Item 4. Planning Applications for Comment

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

No applications

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

1. **31 HIGH WEST STREET, DORCHESTER, DT1 1UP - WD/D/19/000444 + WD/D/19/000445**
Internal alterations to form a two storey self contained town house which includes the change of use of the end rooms of the offices to residential accommodation. Internal alterations to the existing residential unit to the first and second floors. Replace existing first floor timber door with a timber half glazed stable door to the east elevation
Dorchester Conservation Area and Grade II Listed Building
2. **13 SOUTH STREET, DORCHESTER, DT1 1BS - WD/D/19/000411**
Display of 1 no. set of illuminated letters & 1 no. non-illuminated hanging sign
Dorchester Conversation Area
3. **PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY - WD/D/19/000681**
Erect 22 commercial units for B1, B2 and B8 use with associated access and parking
4. **30B SOUTH STREET, DORCHESTER, DT1 1BY - WD/D/19/000474**
Display of 2no illuminated fascia signs
Dorchester Conservation Area

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

5. **48 MANOR ROAD, DORCHESTER, DT1 2AX - WD/D/19/000568**
Erect ground floor rear extension, roof alterations to include installation of front and rear dormer windows, front lobby, garden terrace and erection of a detached garden room
6. **69 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA - WD/D/19/000607**
Demolish existing garage, conservatory & single storey extension. Erection of rear & front single storey extension to form porch, garage, wc, kitchen & living area. Erection of two storey side extension to form utility and bedroom.

West Ward (Councillor J Hewitt)

No applications

Dorchester Town Council
Planning and Environment Committee – 1 April 2019

Agenda Item 5. Planning Issues to Note

1. WD/D/18/001153 FORMER SITE OF WATSON PETROLEUM LTD & DORCHESTER COLLECTION SHOWROOM, LONDON ROAD, DORCHESTER, DT1 1NE

This application was considered by WDDC's Planning Committee on 21 March 2019 (after being deferred from 14 February 2019). Following a vote, the application was approved by the Committee, 7 votes to 5.

2. WDDC Letter re Immediate Article 4 (1) Direction (Removal of Permitted Development Rights)

Following approval by WDDC's Council on 26 February 2019, WDDC sent out a letter on 6 March 2019 to all identified residential and non residential properties in the Conservation Area.

This letter explained (in technical terms) how the Immediate Article 4 Direction started on 6 March 2019 and that for at least the following six month, the permitted development rights for the types of development described in the letter had been withdrawn and a planning application had to be submitted to the Planning Authority before such development could take place.

The receipt of this letter caused concern for some residents due to the fact that the letter was not written in plain English and as a result the information conveyed and its implications were unclear.

WDDC has been made aware of these issues by some of their/our Councillors, amongst others, and it has now produced an information sheet which clearly explains the issues relating to the Article 4 Direction and it has also agreed that any further letters sent out regarding this will be improved.

Links to the WDDC Committee report (page 119) and minutes of the Council meeting are below:

<https://moderngovdcp.dorsetforyou.gov.uk/documents/g1000/Public%20reports%20pack%2026th-Feb-2019%2014.15%20West%20Dorset%20District%20Council%20Full%20Council.pdf?T=10>

<https://moderngovdcp.dorsetforyou.gov.uk/documents/g1000/Printed%20minutes%2026th-Feb-2019%2014.15%20West%20Dorset%20District%20Council%20Full%20Council.pdf?T=1>

The consultation on the Article 4 Direction is open until 17 April 2019 and the Committee is asked if it wishes to make any comment on behalf of the Town Council. Members are also welcome to make their own comments.

<https://www.dorsetforyou.gov.uk/your-council/consultations/consultation.aspx?consult=720c16e0-7dca-49fd-b174-fba13604c5ed>