

Dorchester Town Council

Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF

Telephone: (01305) 266861

For information about this agenda contact Georgina Wakely
g.wakely@dorchester-tc.gov.uk

2 October 2019

Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on 7 October 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 R. Biggs (the Mayor ex-officio), A. Canning, L. Fry, T. Harries (Vice- Chairman), J. Hewitt, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman), M. Rennie and R. Ricardo

1. Apologies and Declarations of Interest

It is recommended that any twin hatted Dorchester Town Council and Dorset 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 2 September 2019 (adopted by Council 30 September 2019).

3. Speed Indicator Device

To consider locations suitable for siting the SID subject to approval by Dorset Council.

4. Dropped Kerbs Requests

To consider two additional requests received for dropped kerbs and to decide if the Town Council wishes to support these requests for forwarding to Dorset Council for further consideration.

5. Minute Update Report

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

6. Planning Applications for Comment

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

7. Planning Issues to Note

To note any planning related issues including decisions made by Dorset 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
Planning and Environment Committee
2 September 2019

Present: The Mayor (Councillor R. Biggs) and Councillors A. Canning, L. Fry, T. Harries, J. Hewitt, S. Hosford, G. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman), M. Rennie and R. Ricardo

Apologies: Councillor S. Jones

Also in attendance: Councillor F. Hogwood

21. **Declarations of Interest**

Councillor Fry stated that as a member of Dorset Council's Area Planning Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning applications at this meeting.

22. **Minutes**

The minutes of the meeting of the Committee held on 5 August 2019 were confirmed and signed by the Chairman.

23. **Speed Indicator Device (SID)**

Members received a presentation from Rob Camp and Joe Allen from Dorset Council's Sustainable and Safer Travel Environment, Infrastructure and Economy Team about the SID programme. Members heard that a SID would cost £2495 + VAT to have the more advanced model with an additional cost of £175 for a solar modification battery and a fee for the bracket and post for the SID to be sited on. (A budget SID would be available for £2000 + VAT but had a smaller screen and limited functionality). Members noted that a SID should not be deployed permanently in any one site, but should be deployed over 2 – 3 sites for a period of between 4-6 weeks before being moved to the next. Members were informed that a SID could only be deployed at a site that was approved and assessed by the Dorset Council providing that it met the required speed and risk assessment criteria. Members were informed that they would be required to identify sites for the SID to be deployed and a survey would need to be conducted to ascertain if the sites were suitable. The first survey would cost £250 and any additional surveys for additional sites would cost £175. It was noted that the Dorset Council held existing data for certain roads that they would be willing to share.

The Committee heard that the existing SID currently sited at Bridport Road would be removed should the Council purchase a SID and it would be for the Council to decide if the new SID should be relocated there.

It was proposed and seconded that it should be recommended to the Policy Committee that a SID should be purchased by the Council to be deployed at sites identified at the next Planning and Environment Committee.

Resolved

That it should be recommended to the Policy Committee that a SID should be purchased by the Council to be deployed at sites identified at the next Planning and Environment Committee.

24. **Lubbecke Way and Stinsford View**

Members heard comments from an East Ward Councillor regarding the experimental Traffic Order for Lubbecke Way which came into effect on 16 April 2019. It was noted that concerns had been raised as there were currently no 'No Vehicle' signs at Longbridge Way which meant that large vehicles were continuing to use St Georges Road to gain access to and from Louds Mill. It was also suggested that a passing place between the Lubbecke Way Retirement properties and the Dorset Youth Association would alleviate the problem of it being difficult for cars to pass each other on Lubbecke Way and that the introduction of a two hour parking limit would reduce the number of cars parking in Lubbecke Way. Members felt that this would not be appropriate as a number of people who work in the area use it for parking. A suggestion was made to allow cars to park on the river side of the road to create a chicane effect which would create more passing places however there were concerns that it would make it difficult for lorries to manoeuvre. Members agreed that a traffic flow assessment would be beneficial to gain a better understanding as to how the experimental traffic order was working.

Resolved

That a request be made to the Dorset Council for a Traffic Flow assessment to be conducted in Lubbecke Way and Stinsford View.

25. **Member Expenses for Attendance at Dorset Council Northern Area Planning Committee**

Members noted Dorchester Town Council's Members' Allowance Scheme and agreed that should a Councillor attend a Northern Area Planning Committee meeting to represent the views of the Planning and Environment Committee that the Clerk to the Committee would register their wish to speak at the meeting with the Dorset Council.

Resolved

That the Clerk to the Committee would notify the Dorset Council of the attendance of a Committee member to register the views of the Dorchester Town Council.

26. **Minute Update Report**

1. Minute 19 (5 August 2019) - Planning Issues to Note - Planning Application WD/D/19/001153, the former Watson Petroleum Ltd & Dorchester Collection Show Room, London Road, Dorchester

With regards to planning application WD/D/19/001153, Members noted that the proprietor had been contacted by the Dorset Council as requested to secure the fencing around the site.

2. Update from Northern Area Planning Committee held on Wednesday, 21 August 2019

Members heard that the Duchy would be looking in to installing electrical charging points and solar points for charging vehicles on its developments.

Resolved

That the Minute Update report be noted.

27. **Planning Applications for Comment**

The Committee considered the planning applications referred to the Council for comment by Dorset Council.

Resolved

That Dorset Council be notified of the comments agreed on the various planning applications as set out in Appendix 1 to these minutes.

28. **Dropped Kerbs Requests**

The Committee received and considered a map detailing requests for dropped kerbs. Members agreed to support the requests.

Resolved

That the requests for the dropped kerbs detailed on the map be forwarded to the Dorset Council.

29. **Planning Issues to Note**

Resolved

That the Planning Issues to Note report be noted.

30. **Urgent Items**

There were no urgent items to report.

Chairman

Dorchester Town Council**Planning and Environment Committee – 2 September 2019**

1. **29 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/19/001876**
Demolish existing store & build single storey flat roof extension forming kitchen
No comment
2. **31 CROWN STREET WEST, POUNDBURY, DORCHESTER, DT1 3FQ - WD/D/19/001793**
Erect 2 No. non-illuminated fascia signs and 1 No. non-illuminated projecting hanging sign
No comment
3. **31 CROWN STREET WEST, POUNDBURY, DORCHESTER, DT1 3FQ - WD/D/19/001795**
Erect 1 No. non-illuminated individual raised lettering sign to side elevation
No comment
4. **6 ROTHESAY ROAD, DORCHESTER, DT1 2DT - WD/D/19/001908**
Erection of a ground floor rear single storey extension
No comment however Councillors queried the proposed lift in the ground floor office and expressed their concerns at the loss of the garage.
5. **6 DAGMAR ROAD, DORCHESTER, DT1 2NA - WD/D/19/001806**
Demolition of single storey rear extension and erection of replacement single storey rear extension and alterations to boundary walls - Dorchester Conservation Area
No comment however the Committee requested reassurance that any rain run off would be correctly dealt with and expressed concerns about the impact of the single storey extension to the neighbouring dwelling.
6. **15 VICTORIA ROAD, DORCHESTER, DT1 1SB - WD/D/19/001789**
Erection of single storey rear extension – Dorchester Conservation Area
Recommended refusal. The Committee were concerned that the extra height of the extension would be overbearing and detrimental to the amenity of the neighbour. Therefore, the Committee considered that the development would be contrary to policy ENV.16 of the adopted Local Plan.
7. **4-5 HIGH WEST STREET, DORCHESTER, DT1 1UJ - WD/D/19/001910**
External alterations to shopfront and fix new non illuminated fascia and non illuminated projecting sign to replace existing- Dorchester Conservation Area and II Listed Building
No comment

Dorchester Town Council

Planning and Environment Committee – 7 October 2019

Agenda Item 4. – Request for Dropped Kerbs

At the meeting on 4 December 2017, the Planning and Environment Committee agreed to use a standard process, similar to that used for Traffic Regulation Order requests, to assess any new requests received by the Town Council from residents for pedestrian access improvements (usually dropped kerbs). The purpose of using this process was to make it fairer, more transparent and robust both for residents making requests and for Councillors in assessing such requests.

Recently, the Town Council's Community Development Officer has received a few requests for works requiring dropped kerbs in several sites across the town and plans showing these are attached (In addition to the request considered by the Planning and Environment Committee meeting 2 September 2019 – attached). The Community Development Officer has liaised with Dorchester Access Group and Dorset Highways officer getting their advice and expertise on the practicality and viability of these requests.

All of the requests have the 'in principle' support of the Dorchester Access Group and Dorset Highways officers and the Planning and Environment Committee is asked if it supports these requests for forwarding to Dorset Council for further consideration.

A suggested priority ranking for these requests will be reported at the meeting.



Request to Dorchester Town Council to Support Pedestrian Access Improvement

(please read the information notes over and include all relevant information and evidence - continue on extra sheets if necessary).

| | |
|--|---|
| Name: | [REDACTED] |
| Address: | [REDACTED] [REDACTED] [REDACTED] |
| Telephone: | [REDACTED] [REDACTED] |
| Email: | [REDACTED] |
| Access Issue: | Access to Bridport Road not currently possible for wheel chair user coming from direction of Poundbury Crescent – 3 x pairs dropped kerbs proposed – but these need to be further assessed for safety as intersection with Wessex Road is quite steep. |
| Works requested (including plan/map and site details): | <p>See attached map – with 3 x pairs proposed dropped kerbs marked as points.</p> <p>PRIORITIES</p> <p>Pairs 1&2, and 3&4. High priority as would significantly improve access for a number of residents going to town. Pavement would also need resurfacing at point 4 as there is some tree root to the pavement that could make wheelchair crossing unsafe, particularly in winter. Installing dropped kerbs here would result in loss of at least 1 parking space in the road.</p> <p>Pairs 5&6, low priority as there are already 2 drive access dropped kerbs, though one of these is in very poor condition and they are not directly opposite each other. Installing a kerb at 5 would result in the loss of at least 1 on road parking space.</p> |
| Please provide evidence of support by others: | <p>Issue flagged up by local wheelchair user who is unable to access town independently from Poundbury Crescent.</p> <p>2 x assessment visits done with a member of Dorchester Access Group, who also uses a wheelchair, along with and with local resident who raised the issue. Some concerns about safety of proposed kerbs raised re steepness of pavements and parked cars – see above.</p> |

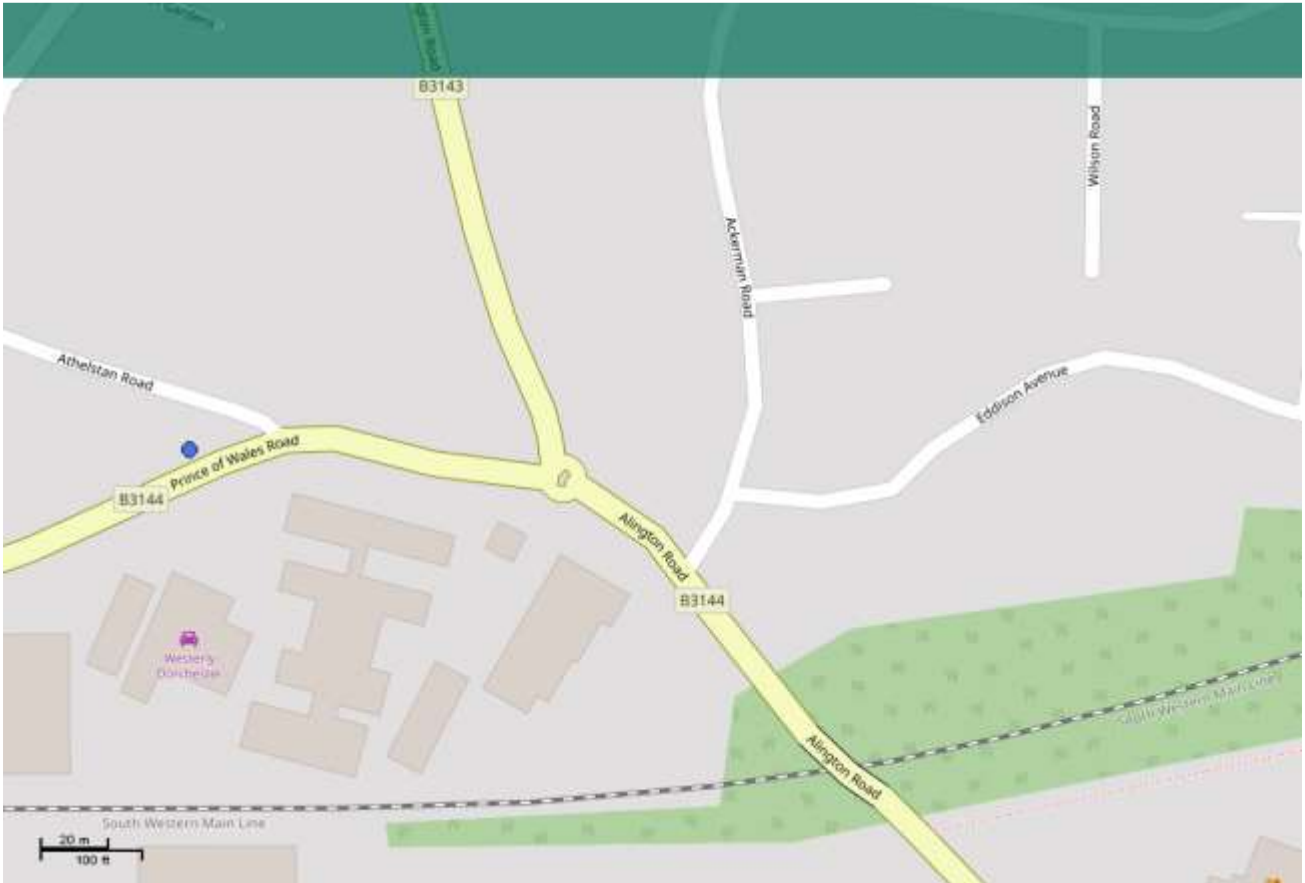


Request to Dorchester Town Council to Support Pedestrian Access Improvement

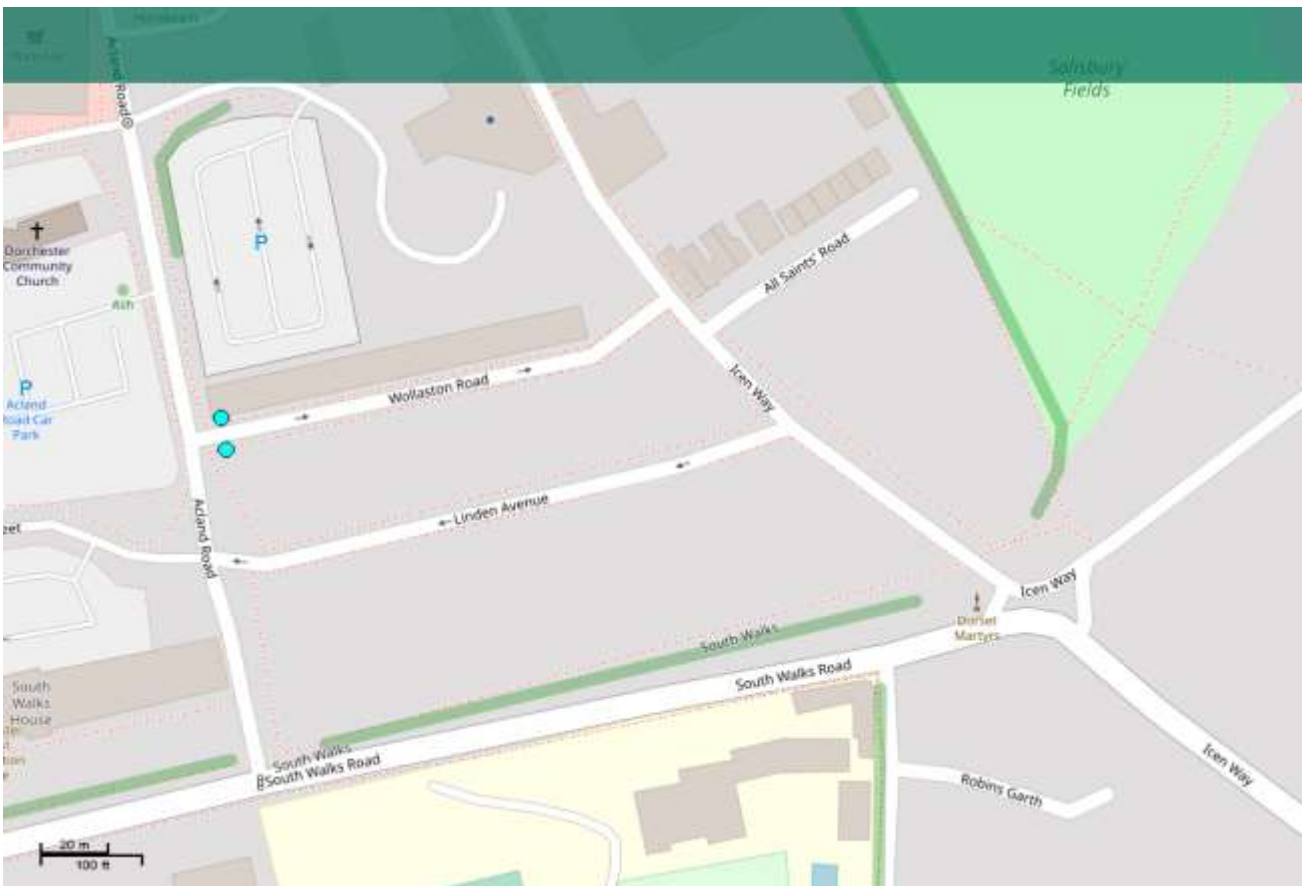
(please read the information notes over and include all relevant information and evidence - continue on extra sheets if necessary).

| | |
|--|--|
| Name: | ██████████ |
| Address: | c/o Dorchester Town Council DT1 1JF |
| Telephone: | ██████████ |
| Email: | c/o e.scott@dorchester-tc.gov.uk |
| Access Issue: | <p>Access walkabout in Prince of Wales are on 8th Feb 2019 with Corinne, Phil and Stephen.</p> <p>Following issues re access in the area, raised by local mobility scooter user Wally Gundry, 2 possible Dropped Kerb improvements were suggested – subject to further safety assessments:</p> |
| Works requested (including plan/map and site details): | <p>See 2 attached maps – with total of 3 proposed dropped kerb installation/improvements marked.</p> <ol style="list-style-type: none">1. To install a new dropped kerb in Prince of Wales Road – opposite Westerly Dorchester2. To widen and improve dropped kerbs in Wollaston Road area. |
| Please provide evidence of support by others: | <p>Issue flagged up by local mobility scooter user (and member of Access Group) who has difficulty accessing town from south east part of town.</p> |

Prince of Wales Road



Wollaston Road



Dorchester Town Council
Planning and Environment Committee – 7 October 2019
Agenda Item 5. Minute Update Report

Minute 16/19 (5 August 2019)
Minute Update Report

Advice was sought from Dorset Council officers as to how best to respond to planning applications. The following response was received:

‘In replying to applications I would suggest it is more helpful to respond as either objection, no objection or support to a proposal rather than say “No Comment”. It is also beneficial if you also include an explanation of your consideration and relevant issues. Eg.

Object – Impact on character of Conservation Area....setting of listed building....amenity of neighbour.....

No objection - subject to materials to match existing.....limit on hours of operation...

Support – Good design.....welcome community facility... provide jobs/employment....’

Dorchester Town Council
Planning and Environment Committee – 7 October 2019

Agenda Item 6. Planning Applications for Comment

East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major)

1. **WD/D/19/001932 PHOENIX HOUSE, 16 HIGH EAST STREET, DORCHESTER, DT1 1HH**
Repairs and replacement works to areas affected by dry rot (Retrospective) Grade II Listed building, Conservation Area.
2. **WD/D/19/001980 20 HOLLOWAY ROAD, DORCHESTER, DT1 1LF**
Erect first floor side extension.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

3. **WD/D/19/001454 POUNDBURY PHASES 3 & 4**
Request to vary the Section 106 dated 20 December 2011(relates to pp 1/D/09/001363).
4. **WD/D/19/002014 THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY**
Formation of access and hardstanding (off St Johns Way to serve Wessex Water facility).
5. **WD/D/19/002017 LAND FOR PUMPING STATION WEST OF POUNDBURY ROAD, DORCHESTER**
Change of use to operational land and formation of access and hardstanding.
6. **WD/D/19/002052 8 CHALLACOMBE STREET, DORCHESTER, DT1 3SN**
Erect two storey side extension (demolish single storey garden room and boundary wall).

West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)

7. **WD/D/19/001976 13 TREVES ROAD, DORCHESTER, DT1 2HD**
Erect single storey and first floor extensions and external alterations.
8. **WD/D/19/001981 2 BAYNARDS ROAD, DORCHESTER, DT1 2JD**
Erect dwelling (outline)
9. **WD/D/19/002135 2A ALICE ROAD, DORCHESTER, DT1 2LJ**
Erection of rear single storey flat roof extension.

North Ward (Councillor A. Canning)

10. **WD/D/19/002024 5 NORTH SQUARE, DORCHESTER, DT1 1HY**
Internal & external alterations to accommodate A1/A2 use at ground floor & 3no. one bedroom flats Grade II listed, Conservation area.

11. **WD/D/19/001998 7 CORNWALL ROAD, DORCHESTER, DT1 1RT**
Existing slate roof to be replaced with natural slates, existing ridge tiles to be reused & existing plastic guttering to be replaced with new black plastic half round guttering.
12. **WD/D/19/000957 SOUTH GROVE COTTAGE, TRINITY STREET, DORCHESTER, DT1 1TU**
(Amendment) Installation of a gate to the car park entrance, a hanging sign and a fascia sign to the front side wall.
13. **WD/D/19/001890 2 PRINCES STREET, DORCHESTER, DT1 1TP**
Internal & External Alterations.

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

14. **WD/D/19/002059 98 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH**
Erection of a single-storey front extension and a two-storey side extension.
15. **WD/D/19/002086 4 ASHLEY ROAD, DORCHESTER, DT1 2DJ**
Erect first floor rear extension.
16. **WD/D/19/001908 6 ROTHESAY ROAD, DORCHESTER, DT1 2DT**
(Amendment) Erection of a ground floor rear single storey extension and ground floor verandah.
17. **WD/D/19/002394 VARIOUS SITES IN WDDC AREA**
Notification of intention to remove 68 public payphones (4 in Dorchester).

| Location | Calls Made in Last Year | Ward |
|--|--------------------------------|-------------|
| Fordington Cross, High Street Fordington | 75 | East Ward |
| JCN Maud Road / Olga Road | 95 | West Ward |
| Wessex Road | 0 | North Ward |
| Mellstock Avenue | 19 | South Ward |

Dorchester Town Council
Planning and Environment Committee – 7 October 2019
Agenda Item 7. Planning Issues to Note

1. 11 LONDON ROAD, DORCHESTER, DT1 1NF - WD/D/19/001549

Demolish front boundary wall, form vehicular access and parking. Erect garden wall.
Recommended for refusal by Dorchester Town Council 2 September 2019.
Refused by Dorset Council 23 September 2019.

Number 11 London Road is one of a small terrace of characterful non-designated heritage asset dwellings that sits within the Dorchester Conservation Area. All of the dwellings in the terrace have front garden areas enclosed by a low characterful wall which enhances the 'gateway' appearance of London Road towards the historic core of the town centre. Therefore, the removal of a section of this wall and the subsequent parking of a vehicle over the front garden area would destroy this pleasing characteristic, set an unfortunate precedent that would see the loss of characterful historic walling and result in the area in front of the dwelling being dominated by a parked car. As such, the proposal neither preserves nor enhances the Dorchester Conservation Area and is contrary to policy ENV4 of the West Dorset, Weymouth & Portland Local Plan.