



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**

29 October 2019

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **4 November 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 twin hatted 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 October 2019.

3. Speed Indicator Device

To consider the data received from the Dorset Council in regards to locations suggested by the Planning and Environment Committee at the meeting held on 7 October 2019 to site the SID (attached).

4. Minute Update Report

To receive and consider the minute updates reported.

5. Certificate of Lawfulness - WD/D/19/002312 27 ROTHEWAY ROAD, DORCHESTER, DT1 2DX

To note that an application for a Certificate of Lawfulness for a proposed use or development has been received by the Dorset Council for the above. This is not a planning application and the Dorset Council cannot consider the planning merits of the development. The application will be determined solely on the question of whether the development or use proposed would have been lawful on the date the application was made.

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.

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

7 October 2019

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

Apologies: The Mayor (Councillor R. Biggs) and Councillor J. Hewitt

31. 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.

32. Minutes

The minutes of the meeting of the Committee held on 2 September 2019 were confirmed and signed by the Chairman.

Councillor S. Jones informed the Committee that since the last meeting she had met with a representative from the Dorset Council regarding Lübbecke Way and Stinsford View. She had been informed that signage that had previously been requested would be put up a St George's Road and Longbridge Way, additional white lines would be put along Lübbecke Way and 'Slow' markings would be put down by the bend in Lübbecke Way. A sign would be placed at the entrance of Fenway Close to prevent vehicles from turning into the Close for access to the Recycling Centre. It was hoped that these works would be completed by mid November.

Councillor S. Jones also informed the Committee that the Dorset Council would be reviewing the speed limit of Lübbecke Way from the end of November.

33. Speed Indicator Device (SID)

Members discussed possible sites for the SID to be located on a rotational basis. Herringston Road, Alington Avenue, Bridport Road and London Road were suggested. Members agreed the SID should be located at Bridport Road and London Road and requested the data for Alington Avenue and Herringston Road be sought before confirming the third location for the SID.

A Member asked if the SID was located on alternate sides of a road, if it would constitute as one or two locations.

Resolved

- i) That the SID should be located at Bridport Road and London Road.
- ii) That data be sought from the Dorset Council for Alington Avenue and Herringston Road to be considered at the November meeting of the

Planning and Environment Committee in order to agree the third location for the SID to be sited.

- iii) That Dorset Council be asked if the SID was located on alternate sides of a road, if it would constitute as one or two locations.

34. **Dropped Kerbs Requests**

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

Members requested that the Clerk to the Committee contact the Dorset Council and request a map that detailed the dropped kerbs already in situ in the Town and for a list of previous requests for dropped kerbs that had been rated as low priority and hadn't been actioned.

Resolved

- i) That DCC be advised that the Town Council supports the request for dropped kerbs and prioritised them in the following order:
 - a) Points 1,2,3 and 4 as detailed in the map provided of Wessex Road and Poundbury Crescent.
 - b) That repairs be made to the existing dropped kerbs at points 5 and 6 as detailed in the map of Wessex Road and Poundbury Crescent.
 - c) Both pavements at the junction of Wollaston Road.
 - d) The pavement at Prince of Wales Road.
- ii) That a map detailing the location of existing dropped kerbs and a list of previous requests that were of low priority and had not been actioned be requested from the Dorset Council.

35. **Minute Update Report**

1.) Minute 16/19 (5 August 2019)

The Planning Committee noted the response received from the Dorset Council in regards to how best to respond to Planning Applications received.

Resolved

That the Minute Update report be noted.

36. **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.

37. **Planning Issues to Note**

Resolved

That the Planning Issues to Note report be noted.

38. **Urgent Items**

There were no urgent items to report.

Chairman

Dorchester Town Council

Planning and Environment Committee – 7 October 2019

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.

No objection, Councillors commented on the good design and welcomed the improvements.

2. **WD/D/19/001980 20 HOLLOWAY ROAD, DORCHESTER, DT1 1LF**
Erect first floor side extension.

No objection.

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).

Councillors requested further clarification of the application and an extension to the consultation period before commenting.

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).

No objection providing permeable material is used for the hard standing.

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.

No objection providing permeable material is used for the hard standing.

6. **WD/D/19/002052 8 CHALLACOMBE STREET, DORCHESTER, DT1 3SN**
Erect two storey side extension (demolish single storey garden room and boundary wall).

No objection subject to compliance of the Environmental Health Technical Officer - Environmental Protection's comments.

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.

No objection.

8. **WD/D/19/001981 2 BAYNARDS ROAD, DORCHESTER, DT1 2JD**
Erect dwelling (outline)

No objection.

9. **WD/D/19/002135 2A ALICE ROAD, DORCHESTER, DT1 2LJ**
Erection of rear single storey flat roof extension.

No objection.

North Ward (Councillor A. Canning)

10. **WD/D/19/002024 / WD/D/19/002025 (listed building consent) 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.

No objection.

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.

No objection.

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.

Object.

The Committee noted the comments of the Conservation Officer (which had not been available in relation to WD/D/19/000537) and supported these, in particular the concerns regarding the industrial appearance of the proposed gate. The Committee considered that the style and design of the gate fails to respect the historic character of the Grade II Listed Building and would have a negative visual impact on the Conservation Area and the neighbouring Scheduled Ancient Monument of Bowling Alley Walk. The proposal would therefore be contrary to Policy ENV 4 of the adopted Local Plan.

13. **WD/D/19/001890 2 PRINCES STREET, DORCHESTER, DT1 1TP**
Internal & External Alterations.

No objection.

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.

No objection.

15. **WD/D/19/002086 4 ASHLEY ROAD, DORCHESTER, DT1 2DJ**

Erect first floor rear extension.

No objection.

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.

No objection.

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 have no objection to the removal of telephone boxes 17 (Mellstock Avenue) and 18 (Wessex Road).

However Dorchester Town Council objected strongly to the removal of telephone boxes 14 (JCN Maud Road / Olga Road) and 16 (Fordington Cross, Fordington High Street) as both serve areas of higher deprivation and more of the most vulnerable people in the Town and it was evidenced that the phones were used.

18. **WD/D/19/001123 & WD/D/19/001124 (Listed Building consent) 8 GLYDE PATH ROAD, DORCHESTER, DT1 1XE**

Objection.

Members had no objection to the rebuild/repair of the chimney (retrospective), Rebuild/repair of the second chimney, Installation of the flue outlet for Aga (retrospective), Reinstatement of the original window opening on the west elevation or the removal of the existing render and the re-rendering with lime render. However they objected strongly to the erection of the boundary fence as they felt the height and style of the fence was inappropriate and detrimental to the conservation area and the setting of a listed building and contravened Policy ENV 4 of the adopted Local Plan.

Dorchester Town Council
Planning and Environment Committee – 4 November 2019
Agenda Item 3. – Speed Indicator Device

At the Planning and Environment Committee meeting held on Monday, 7 October 2019 the Committee considered suitable locations for siting the SID subject to approval by Dorset Council. The Committee resolved that the SID should be located at Bridport Road and London Road and that data be sought from the Dorset Council for Alington Avenue and Herringston Road to be considered.

Speed Criteria

Any site considered for a community owned SID has to meet the following criteria. The 85thile speed (This being the speed threshold at which 85 percent of vehicles are travelling at or below) needs to be a minimum of 10%+2mph greater than the speed limit, as set out in the Association Chief Police Officers (ACPO) guidelines. This done to take account of inaccuracies in equipment and vehicle speedometers. For example a 30mph limit would need to be 35mph or greater; $30 \times 10\% + 2 = 35\text{mph}$.

The Dorset Council have provided the following data:

Location	Date Data Recorded	Speed Recorded	Pass / Fail
London Road Eastbound	2010	31.4	Fail
London Road Westbound	2010	29.9	Fail
Alington Avenue, Max Gate end Eastbound	2017	37.9	Pass
Alington Avenue, Max Gate end Westbound	2017	34.2	Fail
Alington Avenue, Trumpet Major end Eastbound	2017	34.0	Fail
Alington Avenue, Trumpet Major end Westbound	2017	29.9	Fail
Herringston Road, From the 30 mph Sign Indicating the Start of the Limit Just South of Joseph Weld Hospice Northbound	2017	34.1	Fail
Herringston Road, From the 30 mph Sign Indicating the Start of the Limit Just South of Joseph Weld Hospice Southbound	2017	36.9	Pass

There are only two locations that meet Dorset Council's speed criteria. Alington Avenue (Max Gate end, Eastbound) and Herringston Road, Southbound, London Road did not meet the criteria.

In respect of the Herringston Road survey, it was completed close to the 30 mph roundel, so speeds close to the Hospice would be lower and it would be a struggle to influence southbound traffic, as drivers would be looking at the national speed limit sign coming up. Max Gate is an option, again only meets criteria in one direction, The Road Safety Officer has queried if it is a good location as it is sited between two roundabouts.

Councillors are asked to consider if more recent data for London Road should be requested or if a new location should be agreed for the SID to be sited and if they wish to proceed with locating the SID in Herringston Road or Alington Avenue or if there are other sites that they may wish to consider.

Dorchester Town Council
Planning and Environment Committee – 4 November 2019

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

1. **WD/D/19/002366 LAND AND GARAGES REAR OF, 13-19 EDDISON AVENUE, DORCHESTER**
Demolition of existing garages and erection of 3no. 3-bed houses, 2no. 1-bed flats and associated landscaping and parking

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

2. **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).

Previously considered by Dorchester Town Council 07/10/19. Councillors requested further clarification of the application and an extension to the consultation period before commenting. Please see Appendix 2 for further clarification.

3. **WD/D/19/002298 2 HAMSLADE STREET, POUNDBURY, DORCHESTER, DT1 3ET**
Erect rear sunroom extension

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

4. **WD/D/19/002319 DORCHESTER WEST RAILWAY STATION, GREAT WESTERN ROAD, DORCHESTER, DT1 2LB (Listed Building Consent)**
Replacement of open platform lighting heads to existing columns & replacement of under canopy lighting to platform (facing elevation only)
5. **WD/D/19/002048 KINGDOM HALL, WEYMOUTH AVENUE, DORCHESTER, DT1 2RU**
Display of 1no. non illuminated wall mounted sign

North Ward (Councillor A. Canning)

6. **WD/D/19/002272 25 NORMANDY WAY, DORCHESTER, DT1 2PP**
Erect Single-storey front extension. Amend side flat roof to a lean-to

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

7. **WD/D/19/002241 23 HERRINGSTON ROAD, DORCHESTER, DT1 2BS**
Demolish existing playhouse and erect studio/office/summerhouse (Part retrospective)
8. **WD/D/19/002249 85 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA**
Erection of Front Porch

**Dorchester Town Council
Planning and Environment Committee – 4 November 2019
WD/D/19/001454 POUNDBURY PHASES 3 & 4**

- The reason that Yarlington are wanting to vary the S106 agreement for their homes on Poundbury is to borrow money against these assets.
- Housing Associations do this in order to fund the development of new homes, Yarlington does have an active development programme in this area and has recently developed the Melrose Court extra care scheme and affordable homes on the Red Cow Farm site.
- In order to borrow money, or 'charge' the assets, banks require guarantees they can get access to the properties in the case of repayments not being met to secure the loan. These are called Mortgagee in Possession clauses, the requirements of the banks change from time to time. In the case of a Housing Association defaulting on a loan there is a period of time for another Housing Association, or Council, to acquire these assets.
- The Dorset Council are supportive of this approach as it allows Housing Associations to maximise the use of their assets to fund the development of new affordable housing. If they did not approve these requests then it is likely that Housing Associations would not want to develop in this area.
- It is also worth noting that Housing Associations are regulated by the Regulator of Social Housing to ensure they are well governed and viable. There is no evidence of any affordable housing stock being lost through Mortgagee In Possession clauses.