



Dorchester Town Council

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27 November 2019

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **2 December 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 4 November 2019.

3. Presentations

- I. To receive a presentation regarding application WD/D/19/002627 Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY.
- II. To receive a presentation regarding application WD/D/19/002470 37 - 38 High West Street, Dorchester, DT1 1UP

4. Planning Applications for Comment

To receive and comment on the planning applications received from Dorset Council (attached appendix 1).

5. Minute Update Report

To receive and consider the minute updates reported. (attached appendix 2)

6. Request to Adopt the Mellstock Avenue Public Payphone Kiosk

To consider a request to adopt the Mellstock Avenue Public Payphone Kiosk for the purpose of a community library. (attached appendix 3)

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including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.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

4 November 2019

Present: The Mayor, Councillor R Biggs (Elected Chairman), L. Fry, J. Hewitt, S. Jones, F. Kent-Ledger, R. Major, M. Rennie and R. Ricardo.

Apologies: Councillors T. Harries, S. Hosford, G. Jones, and R. Potter.

39. Election of Chairman

In the absence of the Committee Chairman and Vice Chairman, The Mayor, Councillor Richard Biggs was unanimously elected to the Chair the meeting.

40. 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.

41. Minutes

The minutes of the meeting of the Committee held on 7 October were confirmed and signed by the Chairman.

42. Speed Indicator Device (SID)

Members considered the data received from the Dorset Council in regards to the possible site locations suggested by the Committee at its last meeting. Members received an update from the Clerk to the Committee explaining that since the data had been received, discussions had taken place between the Town Clerk and the Dorset Council SIDs team and heard that the SIDs team had reviewed the data for Herringston Road and had concluded that the placement of a SID in Herringston Road (Northbound) would meet the required criteria. Members also heard that the Dorset Council had agreed to fund a study for fresh data in Bridport Road.

It was recommended to Councillors that the SID be sited Northbound on Herringston Road and Eastbound at Max Gate. It was also recommended that the SID be sited at Bridport Road subject to the data received satisfying the criteria and that should Bridport Road not satisfy the criteria, the Town Council fund a study on London Road to establish if it met the criteria.

Members heard from a Dorset Councillor that the Dorset Council had suggested that they would be reviewing their policy of discontinuing their current SID programme and therefore the existing SID in Bridport Road may continue to be deployed by the Dorset Council. In light of this, Councillors requested that an up to date survey of London Road be requested and be funded by Dorchester Town Council before coming to a decision as to whether the SID be located at either Bridport Road or London Road.

Resolved

- i) That the SID should be located at Herrington Road (Northbound) and Eastbound at Max Gate.
- ii) That data be sought from the Dorset Council for London Road.

43. Minute Update Report

There were no Minute Updates to report.

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

Members noted that that an application for a Certificate of Lawfulness for a proposed use or development had been received by the Dorset Council for the above. Members heard that the application had been approved by the Dorset Council.

45. Planning Applications for Comment

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

A member of the public attended the meeting to raise their concerns about application WD/D/19/002366 Land and Garages Rear of, 13-19 Eddison Avenue, Dorchester.

Resolved

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

46. Planning Issues to Note

There were no Planning Issues to Note.

47. Urgent Items

Members heard a request for additional parking restrictions in Wessex Road. Members felt that they were unable to consider it without consulting the prioritised list of previously supported requests for new parking/traffic restrictions.

Members requested a copy of the prioritised list of previously supported requests for new parking/traffic restrictions.

Resolved

That the prioritised list of previously supported requests for new parking/traffic restrictions be provided for the next meeting.

Chairman

Appendix 1
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

Recommended Refusal

In principle the Committee were supportive of development of the site. However, the Committee were concerned that the height of the proposed properties 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.

The Committee were also concerned about the effect of the loss of parking for nearby residents leading to displacement of vehicles into surrounding roads.

It was agreed that the Clerk to the Committee would write to Magna Housing Association to inform them that in principle the Town Council did not oppose development of the site and invite them to attend a future Planning and Environment Committee meeting to discuss their future development of such sites.

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.

No objection

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

No objection

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)

No objection

5. **WD/D/19/002048 KINGDOM HALL, WEYMOUTH AVENUE, DORCHESTER, DT1 2RU**
Display of 1no. non illuminated wall mounted sign

No objection

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

No objection

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)

No objection

8. **WD/D/19/002249 85 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA**
Erection of Front Porch

No objection

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

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

No applications.

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

No applications.

North Ward (Councillor A. Canning)

1. **WD/D/19/002470 37 - 38 HIGH WEST STREET, DORCHESTER, DT1 1UP**
Demolition of existing buildings and erect 1.no A1 retail unit and 9.no dwellings.
2. **WD/D/19/002506 9 ARNHEM GREEN, DORCHESTER, DT1 2PS**
Erect first floor extension over existing flat roof.
3. **WD/D/19/002571 8 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT**
Change of use of part of the retail unit (A1) to a gym/health and fitness centre (D2).
4. **WD/D/19/002581 FORMER TENNIS COURTS EAST OF, WEST WALKS, DORCHESTER**
Erection of 19no. one bedroom affordable flats, including one wheelchair accessible dwelling.
5. **WD/D/19/002510 15 VICTORIA ROAD, DORCHESTER, DT1 1SB**
Erect single storey rear extension.
6. **WD/D/19/002600 24 GLYDE PATH ROAD, DORCHESTER, DT1 1XE**
Conversion of loft space & insertion of dormer windows.
7. **WD/D/19/002617 64 HIGH WEST STREET, DORCHESTER, DT1 1XA**
Removal of a modern interior partition on the first floor.
8. **WD/D/19/002641 VESPASIAN HOUSE, BARRACK ROAD, DORCHESTER**
Enclose existing porch to create an entrance lobby, new combined access/egress to the existing car park from Barrack Road, creation of a loading bay/pull-in area, rationalisation of the existing 10no. car parking spaces and the provision of 2no. new cycle stores, together with improved hard and soft landscaping.
9. **WD/D/19/002655 FLAT 15, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU**
Replace 3no. timber windows with 3no. Upvc windows.
10. **WD/D/19/002656 FLAT 14, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU**
Replace timber windows with upvc windows.

North & West Ward

11. **WD/D/19/002627 DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY**
Erection of multi storey car park & improvements to internal site roads & temporary change of use of former school field to car parking.

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

12. **WD/D/19/002521 31 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF**
Display of internally illuminated and non illuminated fascia signs.

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

No applications.

Dorchester Town Council
Planning and Environment Committee – 2 December 2019
Agenda Item 5. Minute Update Report

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

The Committee considered the requests for parking restrictions that it had supported in previous years together with those supported at this meeting and put these in their priority order: Double yellow lines on the following:

New Parking / Traffic Restriction Requests as at 3 September 2018	Action
a) Both sides of the junction of Rothesay Road and South Court Avenue	To be monitored by Dorset Council
b) Both sides of the junction of Ashley Road and Monmouth Road	To be monitored by Dorset Council
c) Both sides of the junction of Culliford Road South and Monmouth Road	To be monitored by Dorset Council
d) The south side of Fordington Green	Supported by Dorset Council. Double Yellow lines to be put along the whole length of the Southside.
e) Both sides of the junction of Weatherbury Way and Mellstock Avenue	Supported by Dorset Council. Double yellow lines to extend into Mellstock Avenue.
f) Both sides of the junction of Garfield Avenue and Clarence Road	Not supported by Dorset Council.
g) North side and turning circle of Robins Garth	Not supported by Dorset Council.
h) Turning bay and north side of road opposite it in Maen Gardens.	Not supported by Dorset Council.

2. Minute 33 (7 October 2019) Speed Indicator Device (SID)

The SID has been purchased and the posts for the SIDS will be installed in Alington Avenue and Herringston Road. Dorchester Town Council Staff will need to undertake training to install the SID in its locations which will be timetabled in in the near future.

Data for London Road has been requested.

3. Minute 34. (7 October 2019) Dropped Kerbs Requests

The request for dropped kerbs at the junction of Wollaston Road and the junction of Prince of Wales Road have been supported and actioned by the Dorset Council. The request for dropped kerbs in Wessex Road and Poundbury Crescent have been supported by the Dorset Council and should be completed by the end of November 2019 (weather permitting).

Dorchester Town Council
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Agenda Item 6.

BT Adopt a Kiosk Scheme

Any recognised local authority, parish/ community/town council, Registered Charity or any Community Interest Company throughout the UK or Scotland can apply to adopt their local phone box.

To comply with legal requirements, authorities will be required to purchase the phone box from BT for a £1.

Where there is power present at the kiosk the Parish / Community / Town council has the option to take ownership of the power supply, or for BT to continue to supply the power free of charge on your behalf.

Power Connection

Option1: BT Payphones will continue to be responsible for the electrical supply and any payments to the electricity companies for that supply. BT reserves the right to disconnect the electricity supply at some point in the future, however BT will contact the kiosk owner should this become necessary. Electrical equipment cannot be connected to the electrical supply unless agreed with BT. At the point of adoption BT will ensure that the light will be working but from then on BT will only be responsible for the supply in to the kiosk to the point of the fusebox. Any future faults beyond this point will be the responsibility of the phone box owner.

Option 2: The customer can choose to take over the responsibility for the electricity supply. Customers choosing this option will have to apply for an MPAN number from their electricity company. Please contact us should you wish to choose this option.

Responsibility

The phone box would be purchased with any and all physical defects. No representations, warranties or conditions concerning the quality or fitness for purpose are given or assumed by BT.

The adopting community would be responsible for all support and maintenance of the phone box and for any liability resulting from the phone box or its use following completion of transfer.

Adapted from BT's 'Adopt a Kiosk' Leaflet