



Dorchester Town Council

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29 January 2020

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **3 February 2020 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 6 January 2020 (adopted by Council on 27 January 2020).

3. Traffic and Parking

The Council is still looking for an opportunity for Matthew Piles, Corporate Director – Economic Growth and Infrastructure to attend a meeting to discuss a Traffic and Parking Strategy for Dorchester. At the time of publication of the agenda, confirmation of his attendance had not been received. *This item remains on the agenda in case he is able to attend.*

4. Request for Parking Restrictions

To consider a request for double yellow lines in Fourgates Road. The Committee is asked if it wishes to support this request for referral to the Dorset Council (Form attached).

5. Speed Indicator Device

To note that London Road did not meet the required criteria for a Speed Indicator Device to be located there. Dorset Council's Road Safety Officer has recommended that Bridport Road be considered for the third location. Members are asked if they would like to support this recommendation or if they would like to consider any alternative sites subject to approval by Dorset Council.

6. Planning Applications for Comment

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

7. Adoption of the Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019 and Waste Plan 2019

To note the Dorset Council's Adoption of the Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019 and Waste Plan 2019. Copies of the plan can be found by visiting www.dorsetcouncil.gov.uk/mineral-sites-plan .

8. Dropped Kerbs Requests

To consider two 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. Links to the documents will be available on our website www.dorchester-tc.gov.uk .

9. Minute Update Report

To receive and consider the minute updates reported.

10. 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).

11. 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

6 January 2020

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

Also in attendance: Councillors S. Biles, F. Hogwood and D. Leaper.

Apologies: Councillor A. Canning.

56. 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.

57. Minutes

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

58. Request for Parking Restrictions

Mr Johnson addressed the Committee on behalf of the Robins Garth Management Company. He reiterated the parking problems being experienced in the cul de sac including the blocking of the private parking spaces, the refuse lorry being unable to gain access on a regular basis, access problems for emergency vehicles and parking on the junction that he had previously reported at the Planning and Environment Committee held on 4 December 2017.

The residents were renewing their request which had previously been supported by the Committee, for double yellow lines, similar to those in Lancaster Road and Beech Court, on the north side of the road and around the turning circle.

Members heard that Mr Johnson had been verbally informed by the then Dorset County Council that the provision of double yellow lines on part of the North side of Robins Garth had been added to their list of works, however he had been advised that it was not a priority and the work would be carried out if similar works were to be carried out in the vicinity. Since then works had been completed in Icen Way but the double yellow lines in Robins Garth had not been implemented. He had contacted the Dorset Council and had been informed that the request had been forgotten.

Mr Johnson requested that the Planning and Environment Committee renew their support for the request for Parking restrictions in Robins Garth.

The Committee considered Mr Johnson's request and sympathised with the residents of Robins Garth with the problems that they were experiencing on an ongoing basis. Members felt that the problems experienced by residents of Robins Garth were experienced widely throughout the Town by other residents and felt that it should be reiterated to the Dorset Council that a review of the Town's Traffic and Parking Strategy was required as a matter of priority. Members requested that the Clerk to the Committee invite a senior officer of the Dorset Council to attend the next meeting of the Planning and Environment Committee to discuss the Town's Traffic and Parking Strategy.

Resolved

That the Clerk to the Committee invite a senior officer of the Dorset Council to discuss the Town's Traffic and Parking Strategy.

59. Petition Received

Members considered a petition received from local residents requesting a continuation of the closure of Colliton Street to through traffic to be made permanent with retractable bollards on the site of the existing closure.

Members were concerned about the effect that the permanent closure of Colliton Street would have on neighbouring streets such as Friary Lane, Friary Hill, Frome Terrace, Orchard Street, The Bow, North Square and the High Street. Members were also concerned about the effect a permanent closure would have on businesses and residents in the area and suggested that other traffic calming methods may be more suitable. It was felt that a traffic flow study would be required before the road was reopened before Members could consider the request further.

Resolved

That a request be made to the Dorset Council for a traffic flow study for both ends of Colliton Street, The Bow, Friary Lane, Friary Hill, Orchard Street, North Square, Frome Terrace, Friary Hill and the High Street as a matter of urgency.

60. Planning Applications for Comment

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

Three members of the public attended the meeting to raise their concerns about application WD/D/19/002964 Offices, 23 High East Street, 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.

61. Minute Update Report

Members heard from Councillor S. Jones that the Traffic Regulation Order for the weight restriction at Long Bridge Way and St George's Road had come into effect but the signage was yet to be installed. Members noted that the planned parking

restrictions would need to be re-advertised as the time had lapsed for them to be put in and for the traffic road order to come into effect.

62. **Planning Issues to Note**

Members noted the Planning Issues reported

63. **Urgent Items**

There were no Urgent Items.

Chairman

**Dorchester Town Council
Planning and Environment Committee – 6 January 2020**

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

- 1 WD/D/19/002648 FORMER BREWHOUSE, 1 BREWERY SQUARE, DORCHESTER, DT1 1HX**
Conversion of former brewhouse to residential use to provide 29 apartments and 32 parking spaces, commercial space, storage areas associated with the residential, addition of new floors, creation of new openings in external and internal walls (with variation of condition 1 of planning permission WD/D/18/000794 to amend the approved plans).

No objection.

- 2 WD/D/19/002930 FORMER BREWHOUSE, BREWERY SQUARE, DORCHESTER, DT1 1HX**
Alterations to provide 29 apartments & 32 parking spaces, commercial space, storage areas associated with the residential, addition of new floors, creation of new openings in external & internal walls (with variation of condition 1 of listed building consent WD/D/18/000795 to amend the approved plans).

No objection.

North Ward (Councillor A. Canning)

- 3 WD/D/19/002784 UNIT 11, GROVE TRADING ESTATE, DORCHESTER, DT1 1ST**
Considered at Dorchester Town Council's Planning and Environment Committee held on Monday, 6 January 2020.
Change of use from car valeting facility (sui generis) to MOT & car servicing garage (B1/B2 use). Existing roof profile to be amended/raised, new wall & roof cladding.

No objection.

- 4 WD/D/19/002964 OFFICES, 23 HIGH EAST STREET, DORCHESTER**
Conversion of office space to residential accommodation and removal of industrial buildings to rear of site and erection of new buildings to provide a total of 14no. dwellings

Object.

Members welcomed the principle of residential development and the design and architecture of the proposed plans. However Members had concerns regarding the following:

- Belief that it is overdevelopment – 14 dwellings is too many.
- Concerns over additional traffic to Durngate Street – Members requested reassurance that a robust Construction management Plan would be in place, giving particular consideration to both nearby businesses and residents.
- Members requested a thorough archaeological investigation of the site.

- Members recognised the pavement in Durngate Street as being one of the oldest in Dorchester and requested special care of it during construction.
- Members requested electric charging points for vehicles to be included in the plans.

With the comments detailed, Members recommended refusal as the application contravenes ENV12 of the Adopted Local Plan.

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

5 WD/D/19/002791 6 DAGMAR ROAD, DORCHESTER, DT1 2NA

Demolish existing single storey rear extension and erect new single storey rear extension.

No objection.

6 WD/D/19/002758 69 QUEENS AVENUE, DORCHESTER, DT1 2EP

Erection of flat roof rear dormer window with Juliet balcony.

Object.

The Committee felt that the design of the proposed flat roof rear dormer with Juliet balcony would be too dominant and overbearing on the original building and would have a negative visual impact, resulting in it being out of keeping in the local area.

The Committee were also concerned that the proposals would allow overlooking views into neighbouring gardens and properties which would reduce several neighbours' current level of amenity. Therefore, the proposed application contravenes policies ENV 12 and 16 of the approved Local Plan.

Additional Applications

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

7 WD/D/19/002857 16 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW

Erection of single storey rear extension and front porch with internal and external alterations.

No objection.

8 WD/D/19/002858 68 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AG

Replace existing roof with raised roof to form loft conversion.

No objection.

9 WD/D/19/002902 50 LONDON ROAD, DORCHESTER, DT1 1NE

Demolition of garage and conservatory. Erection of single storey rear and side extensions.

Objection.

The Committee considered that by reason of its design and mass, and building close to the mutual site boundary the proposal would have an unacceptable overbearing effect on the occupants of the neighbouring property and result in overshadowing and loss of light impacting negatively on residential amenity.

The proposal would therefore be contrary to Policy ENV 16 of the adopted Local Plan.

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

10 WD/D/19/002883 72 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES

Erection of porch, two storey rear extension and front fence. Widen existing vehicular access.

Objection.

The Committee recommended refusal of the application as the request to remove the existing pivot (sic) hedge would change the street scene, contravening policy ENV10 of the adopted Local Plan. The Committee were unable to consider the Erection of porch and two storey rear extension due to the lack of plans provided in relation to that aspect of the application and were surprised that Dorset Council had allowed this application to be registered with so little detail shown.

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

11 WD/D/19/002861 10 POPE STREET, DORCHESTER, DT1 1GW

Change of use of ground floor of retail unit from A1/A3 to part A1/A3 & D1 & change of use of basement floor of retail unit from A1/A3 to service area for the Estate Management.

No objection.



Request to Dorchester Town Council to Support New Parking Restrictions

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

Name:	Les Fry
Address:	[REDACTED]
Telephone:	[REDACTED]
Email:	[REDACTED]
Parking Issue:	Problems with Hospital or Thomas Hardy school staff parking in Fourgates and blocking access for large vehicles
Parking restriction requested (including plan/map and site details):	Two options a) As a priority a short 15' stretch of DYL at the bend in Fourgates to prevent parking on one side of the road allowing access onto Damers road. Currently no parking cones are in place, but some drivers do move them. b) DYL along one side of the road from Gloucester Road through to Damers Road.
Please provide evidence of support by other local residents:	Several letters and emails from residents supporting action.
Please provide evidence of support from ward councillors and statutory authorities:	Cllr Fry submitting request. Problem seen and confirmed by Highways who said that they would support.

Appendix 1

Dorchester Town Council

Planning and Environment Committee – 3 February 2020

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

- 1 **WD/D/19/002927 24 HIGH EAST STREET, DORCHESTER, DT1 1EZ**
Conversion to 9.no dwellings.
- 2 **WD/D/19/002928 24 HIGH EAST STREET, DORCHESTER, DT1 1EZ (Listed Building Consent)**
Proposed conversion and alterations.
- 3 **WD/D/19/002985 MAX GATE, ALINGTON AVENUE, DORCHESTER, DT1 2FN**
Rebuild two sections of the brick built boundary wall.
- 4 **WD/D/19/002986 MAX GATE, ALINGTON AVENUE, DORCHESTER, DT1 2FN (Listed Building Consent)**
Rebuild two sections of the brick built boundary wall. Rebuild using existing bricks, bedded in lime mortar. New foundations to be in concrete and incorporate lintels to bridge over the roots of significant trees. Rake out horizontal beds of brickwork and install stainless steel reinforcement to stitch a section of the wall where vertical cracking has occurred.
- 5 **WD/D/20/000049 FORMER SITE OF WATSON PETROLEUM LTD & DORCHESTER COLLECTION SHOWROOM, LONDON ROAD, DORCHESTER, DT1 1NE**
Erection of 44 retirement living apartments (category II sheltered) with communal facilities, car parking & access from London Road (with variation of condition 1 of planning approval WD/D/18/001153 - to amend plans).
- 6 **WD/D/19/003052 3 ACKERMAN ROAD, DORCHESTER, DT1 1NZ**
Erection of two storey side extension and porch.

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

- 7 **WD/D/19/003059 6 LOWER BLAKEMERE ROAD, POUNDBURY, DORCHESTER, DT1 3RZ**
Change of use from A1 (commercial) to D1(opthalmologist).

North Ward (Councillor A. Canning)

- 8 **WD/D/19/002909 DORCHESTER ISLAMIC CENTRE, THE COMMERCIAL HOUSE, 9 BRIDPORT ROAD, DORCHESTER, DT1 1RP**
Replace timber windows with upvc windows (Part retrospective).
- 9 **WD/D/19/003062 GARAGE SITE OPPOSITE, 30-44 CHESTNUT WAY, DORCHESTER**
Erection of 4no.dwellings (demolition of existing garages); associated landscaping & parking provision for 11no. vehicles.

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

- 10 **WD/D/19/002758 69 QUEENS AVENUE, DORCHESTER, DT1 2EP (Amended Plan)**
Erection of flat roof rear dormer window with Juliet balcony.
- 11 **WD/D/19/002975 2 LEGION CLOSE, DORCHESTER, DT1 2RQ**
Erection of single storey front and side extensions.
- 12 **WD/D/19/003018 2 BAYNARDS ROAD, DORCHESTER, DT1 2JD**
Outline application for the erection of dwelling with associated parking.

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

- 13 **WD/D/19/003104 59 MANOR ROAD, DORCHESTER, DT1 2AZ**
Erection of single storey rear extension.



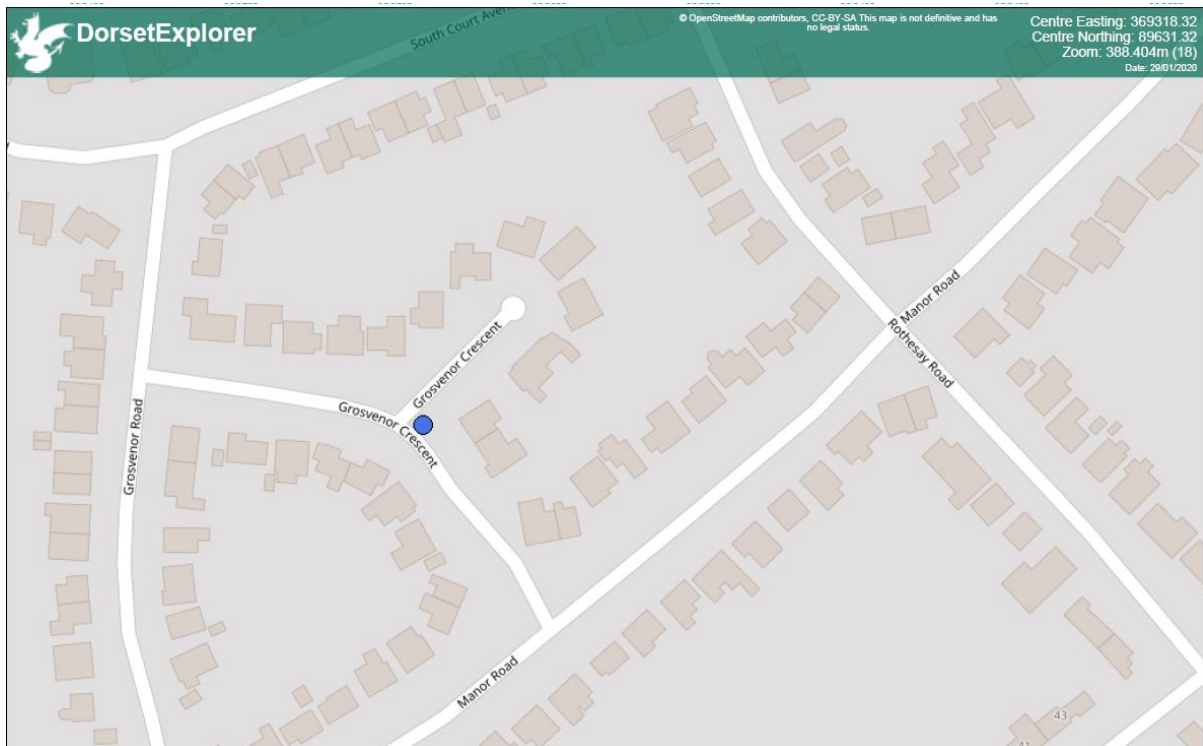
Request to Dorchester Town Council to Support Pedestrian Access

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

Name:	Margaret Corkett on behalf of her father Patrick Corkett (address below) Request submitted via Dorset Highways online portal.
Address:	[REDACTED]
Telephone:	[REDACTED]
Email:	[REDACTED]
Access Issue:	<p>Grosvenor Crescent is used as a cut through by local residents to get to Manor Road.</p> <p>Heading in that direction, on the left hand side, there is a dropped kerb/driveway, shown in photo A.</p> <p>However there is no opposite dropped kerb to continue to access the pavement on the other side of the cul de sac – photo B – also see photo D.</p>
Works requested (including plan/map and site details):	<p>The request is for a dropped kerb to be installed on the kerb shown in photo's B, C, D.</p> <p>There are 2 options:</p> <ol style="list-style-type: none"> 1. A dropped kerb is added on the corner of the kerb to meet up with the path – show in photo's B, C & D. 2. A dropped kerb is installed opposite the dropped kerb shown in photo's A & D – which would necessitate also creating some additional tarmacked pathway to cut across the grass. <p>Recommendations to be sought from Highways as to which plan would be most suitable</p>

Please provide evidence of support by others:

The Crescent and cul de sac are mainly bungalows which means that there are a high number of elderly residents in the area. Many of whom struggle with the lack of dropped kerb on that side of the cul de sac. In addition, lots of people use the Crescent as a cut through as it is in the direction of a local school. Those using push chairs and prams also struggle with the lack of dropped kerb. Anecdotally, many of the above residents step out into the road after using the dropped kerb shown in photo and walk along the road until they finally meet up with a dropped kerb.

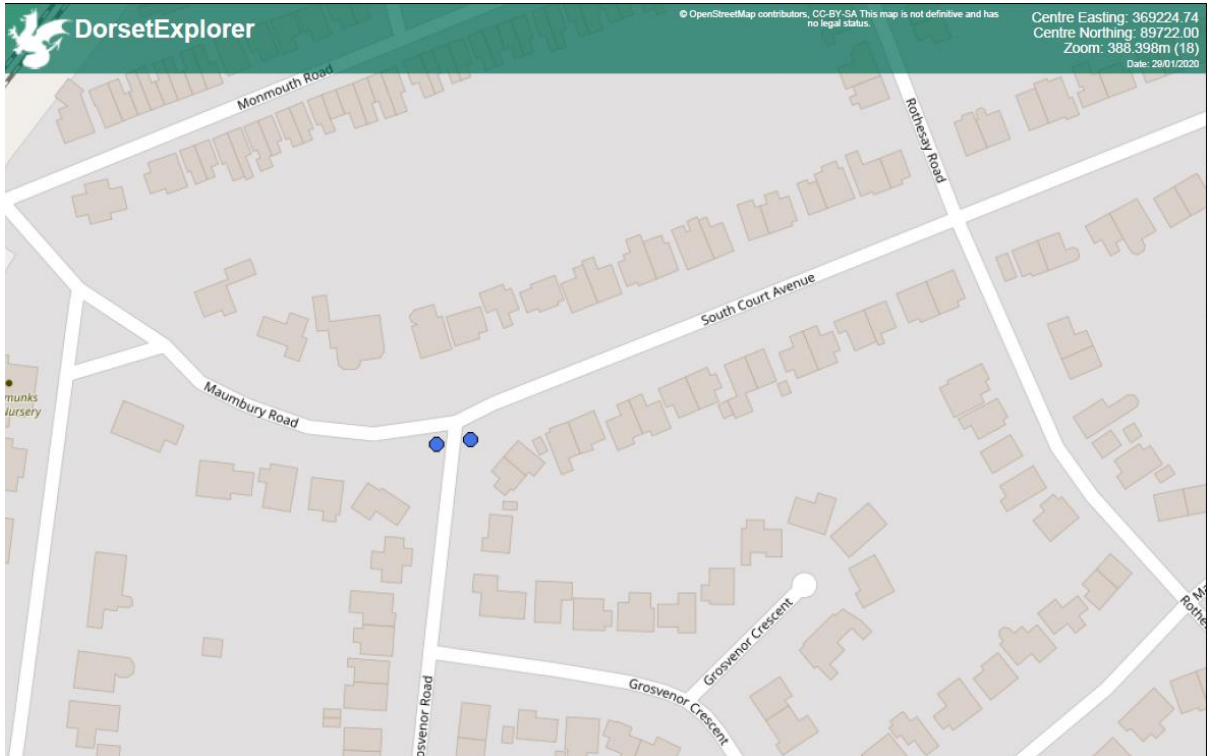




Request to Dorchester Town Council to Support Pedestrian Access

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

Name:	Sadie Harris
Address:	Local resident living in Grosvenor Road area.
Telephone:	Email address only.
Email:	[REDACTED]
Access Issue:	<p>Sadie contacted the Dorset Council in July 2019. A meeting with Sadie took place in August 2019.</p> <p>Sadie was concerned about the lack of dropped kerb access along Southcourt Avenue at the Grosvenor Road junction, heading on the left hand side of the road towards Maumbury Rings. This route is used by a wide range of pedestrians of all ages including many wheelchair/mobility scooter users and people with prams/buggies.</p>
Works requested (including plan/map and site details):	The request is for a pair of dropped kerbs across the junction of Grosvenor Road to improve access along Southcourt Avenue.
Please provide evidence of support by others:	<p>Dorchester Access Group and Dorset Highways along with Emma Scott met with local concerned resident Sadie Harries who had flagged up her concerns about lack for dropped kerbs at this junction. Sadie has seen a number of mobility scooter users go out into the road further back from Southcourt Avenue and use the road until they meet up with a dropped kerb further along the road. This means that scooter users are 'forced' into the road at the point where the road bends and visibility is very poor, resulting, Sadie claims, in several near misses.</p> <p>Dorset Highways have made improvements to the pavements in the area, and also a driveway down Grosvenor Road which they though might be used as an access point, but recent feedback by Sadie suggests this is not happening, and people are still using the busy main road for access.</p> <p>Sadie is extremely concerned about the dangerousness of this junction and fears in may result in a serious accident or even death.</p>



Dorchester Town Council
Planning and Environment Committee – 3 February 2020
Agenda Item 9 Minute Update Report

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

Dorset Council proposes to make an Amendment Order to ‘The County of Dorset (Various Roads in the District of West Dorset) (Consolidation of Orders made for the Regulation of Traffic) Order 2014’ under relevant sections of the Road Traffic Regulation Act 1984 (‘the Act’) and under Part 6 of the Traffic Management Act 2004 and of all other enabling powers and after consultation with the Chief Officer of Police in accordance with statutory requirement and in compliance with The Local Authorities’ Traffic Orders (Procedure) (England and Wales) Regulations 1996.

The effect of the Order will be to prohibit waiting at any time on specified lengths of Mellstock Avenue, South Walks Road and Weatherbury Way, Dorchester.

Dorchester Town Council
Planning and Environment Committee – 3 February 2020
Agenda Item 10 Planning Issues to Note

**WD/ENF/17/00045 THE HANDMADE KITCHEN COMPANY, 27 LONDON ROAD,
DORCHESTER, DT1 1NF**

Alleged unauthorised structures and signage attached to retail unit & change of use from retail to café.

Dorset Council Enforcement officers have for some time been in discussion with the property owner, the tenant and sub tenant pursuant to unauthorised works. Some works have already been voluntarily removed.

It is has been agreed that the remaining unauthorised works (alterations to the shop front and side) undertaken by the sub-tenant will be completely removed and the premises restored by the tenant to its appearance circa 2014. The cost of the works will be met by the tenant. The project will be overseen by the property owner. No application is proposed for the restoration works unless this is requested by a Development Control officer together with a statement to justify the same.

Advice will be gained from a variety of sources to ensure that the building will not be compromised and is fit for retail purposes.

No formal enforcement action is proposed given there is willingness to cease and reverse the breach, however both the property owner and the tenant understand that the Council will reserve judgment should there be undue delay or postponement.

It is estimated that a schedule of works will be received before 17 February /2020 and that works will occur over a period of 4 weeks following that.