



Dorchester Town Council

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27 May 2020

Agenda for the meeting of the **Planning and Environment Committee** which will be held via the ZOOM VIDEO CONFERENCING PLATFORM on Monday, 1 June 2020 commencing at 7.00pm.

Adrian Stuart
Town Clerk

You will be able to join the meeting by using the link <https://us02web.zoom.us/j/86423499877>

Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please contact the Clerk by 9.00am on the morning 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 27 April 2020.

3. Presentation

To receive a presentation from Sanjiv Gohil, Director of CZWG Architects regarding planning application WD/D/18/002594 Application for approval of reserved matters for appearance,

landscaping, layout & scale of outline planning permission 1/D/13/000999 (196 units) (Amended scheme) PHASE 3 BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE, DORCHESTER.

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).

6. Dorset Heathland Planning Framework 2020-2025 Supplementary Planning Document and Poole Harbour Recreation Supplementary Planning Document adoption(3)

To note the Dorset Council's Adoption of the updated Dorset Heathlands Planning Framework 2020 - 2025 Supplementary Planning Document. A copy of the document can be found by visiting <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/supplementary-planning-documents-and-guidance/all-of-dorset/dorset-heathlands-planning-framework-update/dorset-heathlands-2020-2025-spd-adopted.pdf> .

7. Dorchester Community Area Land Trust

To note that the Dorchester Community Area Land Trust will be resubmitting an amended application (attached).

8. Covid-19 Temporary Highways Response Measures for Social Distancing

To discuss possible measures to support social distancing and help maintain safe cycling and walking in Dorchester to be suggested to the Dorset Council at the request of Dorset Councillor Molly Rennie.

9. 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).

Dorchester Town Council
Planning and Environment Committee

27 April 2020

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

Apologies: Councillor T. Harries

Also in attendance: Councillor D Leaper

92. 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.

93. Minutes

The minutes of the meeting of the Committee held on 30 March 2020 were confirmed signed by the Chairman at a later date.

A Committee member enquired if the Dorset Council had responded to Dorchester Town Council's response to preliminary questions regarding the development of a new Local Plan, the Committee heard that no response had been received.

94. 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.

81. Minute Update Report

There were no Minute Updates to report.

82. Planning Issues to Note

The Committee received an update from the Chairman regarding the Dorset Council's approach to Planning Applications during the Covid – 19 lockdown. The Committee noted that the Dorset Council would not be conducting site visits and would be asking applicants and agents to erect site notices associated with their planning applications.

Resolved

That the Planning Issues to Note report be received.

Dorchester Town Council Planning and Environment Committee – 27 April 2020

North Ward (Councillor A. Canning)

- N1.** [WD/D/20/000714 CO-OP, 8 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT](#)
Erection of advertising signs. No objection.
- N2.** [WD/D/20/000715 4 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE](#)
Removal existing shopfront and erection of new shopfront. No objection.
- N3.** [WD/D/20/000716 4 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE](#) **Listed Building Consent**
Remove existing shopfront and erection of new shopfront. No objection.

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

- S1.** [WD/D/20/000595 8 YORK TERRACE, BARNES WAY, DORCHESTER, DT1 2DP](#)
Erection of single storey rear flat roof extension. No objection.
- S2.** [WD/D/20/000753 23 ALFRED ROAD, DORCHESTER, DT1 2DW](#)
Loft conversion with flat roof dormer window to rear. No objection.
- S3.** [WD/D/20/000765 28 HERRINGSTON ROAD, DORCHESTER, DT1 2BS](#)
Erection of single storey rear extension.
No objection.
- S4.** [WD/D/20/000573 5 WELLBRIDGE CLOSE, DORCHESTER, DT1 2BJ](#)
Single Storey Extension to rear of property. No objection.

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

- E1.** [WD/D/20/000808 27 ST GEORGES ROAD, DORCHESTER, DT1 1PA](#)
Erection of Two-storey rear extension. No objection.
- E2.** [WD/D/20/000537 6 FORDINGTON DAIRY, ATHELSTAN ROAD, DORCHESTER, DT1 1FD](#) **Listed Building Consent**
Replace all existing windows and doors.
No objection subject to the proposed replacement windows and doors being made to match the existing design, colour and wooden materials using the Green Livery colour NCS 5010G10Y or black paint to match existing as in the rest of the Dairy as stated in the Design and Access Statement.

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

- P1.** [WD/D/20/000752 10 WADEBRIDGE SQUARE, POUNDBURY, DORCHESTER, DT1 3AQ](#)
Erect Single storey extension to the north east elevation. No objection.

Appendix 1
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East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major)

- E1.** [WD/D/20/000840 16 BALMORAL CRESCENT, DORCHESTER, DT1 2BW](#)
Erection of entrance porch.
- E2.** [WD/D/20/000743 4 SALISBURY TERRACE, SALISBURY STREET, DORCHESTER, DT1 1JT](#)
Replacement and repairs to roof.
- E3.** [WD/D/20/000793 3 HILLSIDE TERRACE, HIGH STREET FORDINGTON, DORCHESTER, DT1 1LY](#)
Internal and external alterations to include front and rear roof dormers and erection of porch at the front of the property.

North Ward (Councillor A. Canning)

- N1.** [WD/D/20/000819 29 MOUNTAIN ASH ROAD, DORCHESTER, DT1 2PB](#)
Demolition of fire damaged garage and Erection of side extension.
- N2.** [WD/D/20/000563 OLD GAS WORKS, ICEN WAY, DORCHESTER, DT1 1EW](#)
Demolition of existing frontage building, erect block of 4no. flats and erect block of 13no. flats (to create 17 flats in total) with cycle and bin stores, access, parking and associated works.
- N3.** [WD/D/20/000947 3 CORNHILL, DORCHESTER, DT1 1BA](#)
Conversion and alterations of the upper floors to create 3no. residential units.
- N4.** [WD/D/20/000948 3 CORNHILL, DORCHESTER, DT1 1BA \(Listed Building Consent\)](#)
Internal and external alterations to facilitate the conversion of upper floors to 3no. residential units.
- N5.** [WD/D/20/001035 64 HIGH WEST STREET, DORCHESTER, DT1 1XA](#)
Installation of 1no additional CCTV dome camera to u/s of soffit.
- N6.** [WD/D/20/001036 64 HIGH WEST STREET, DORCHESTER, DT1 1XA \(Listed Building Consent\)](#)
Works to facilitate the installation of 1no additional CCTV dome camera to u/s of soffit.
- N7.** [WD/D/20/001062 PHOENIX HOUSE, 16 HIGH EAST STREET, DORCHESTER, DT1 1HH \(Listed Building Consent – Retrospective\)](#)
Repairs and replacement works to areas affected by dry rot.

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

- W1.** [WD/D/20/000869 7 OLGA ROAD, DORCHESTER, DT1 2LY](#)
Install rear dormer window.

W2. [WD/D/20/000955 21 OLGA ROAD, DORCHESTER, DT1 2LY](#)
Erection of single storey flat roofed extension and alterations (demolition of existing conservatory).

W3. [WD/D/20/001053 73 CAMBRIDGE ROAD, DORCHESTER, DT1 2JF](#)
Erect rear extension.

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

S1. [WD/D/20/001054 8 WEATHERBURY WAY, DORCHESTER, DT1 2EF](#)
Erection of side and rear extensions; create additional parking area; alterations to the existing property.

S2. [WD/D/20/001155 77 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH](#)
Demolish existing garage and single storey flat roof extension and build 2 storey side extension in its place forming garage/utility & wc to ground with bedroom/en-suite and dressing room over. Extend main house 2 storey to rear to form dining/living area to ground floor with master bedroom at 1st floor over. Form 2 storey side extension to other side of house forming playroom to ground floor with 2 bedrooms/shower room to 1st floor over. Lean-to rear extension forming dining/living area. Variation of condition 1 of planning approval WD/D/17/001419 plans list.

S3. [WD/D/20/000765 28 HERRINGSTON ROAD, DORCHESTER, DT1 2BS \(Amended Plan / Description\)](#)
Erection of single storey rear extension and first floor balcony.

S4. [WD/D/20/001029 WINTERBOURNE HOSPITAL, HERRINGSTON ROAD, DORCHESTER, DT1 2DR](#)
Erection of single storey extension, alterations to roof, installation of building services plant and external alterations to support a new MRI suite.

S5. [WD/D/18/002594 PHASE 3 BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE, DORCHESTER](#)
Application for approval of reserved matters for appearance, landscaping, layout & scale of outline planning permission 1/D/13/000999 (196 units) (Amended scheme).

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

No applications.

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Agenda Item 5 Minute Update Report

1. Minute 83 (02 March 2020) Network Rail

The following correspondence has been received from Chris Loder, MP for West Dorset and Network Rail.

Dear Georgina,

Many thanks for your email of 24th April and for copying to me your letter to Network Rail.

I thought you would like to see my earlier letter to Network Rail, but I regret to say that I have not received a response.

I should however point out that that it is important that lineside vegetation is managed rigorously to avoid accidents, but the works that were carried out in the Dorchester area earlier in the year were not acceptable.

I will ask Network Rail for a response and I shall copy that over to you once it has been received.

Yours sincerely,

Chris Loder MP

Member of Parliament for West Dorset

6th March 2020

Mark Kellick Esq
Network Rail Ltd
Basingstoke Campus
Gresley Road
BASINGSTOKE
Hampshire
RG21 4HS

Dear Mark,

I have constituents who have made contact with me about the level of tree clearance between Dorchester and Bincombe Tunnel. I attach some photos which were taken at Maumbury Rings which amply illustrate the issue.

The constituents' concerns are relating to the environmental impact but from an operational perspective. I am concerned that Network Rail's strategy of leaving trees and/or vegetation to overgrow and then to completely fell or completely remove all trees and vegetation particularly on embankments are a considerable factor in the bank slips that we are seeing across the network.

I am particularly concerned about the line between Sherborne and Templecombe, where there have been numerous bank slips in recent times and along with associated speed restrictions that are contributing towards delays.

I should be grateful to understand whether you will be changing this strategy and I would also be pleased to know when you are going to attend to the embankments between Sherborne and Templecombe.

I should also make you aware that for many years, the trees standing above Sherborne station pose a considerable risk and as the branches are now overhanging the station, this needs attention.

I hope that these will adequately illustrate the 'all or nothing' approach which Network Rail has which is of growing concern to me.

With best wishes,

Chris Loder MP
Member of Parliament for West Dorset

Vegetation Works – Dorchester

Response By E-mail (Lorraine Cogger) (14/05/2020 01.15 PM)

Dear Miss Wakely,

Thank you for contacting Network Rail about our vegetation management work at Dorchester.

First, I am very sorry to hear about your disappointment regarding our work. I have discussed the important points you have raised with the project team.

Dorchester Junction had a lot of self-seeded Sycamore trees growing on the embankment and these were causing leaf-fall issues (poor adhesion, track circuit problems) as well as signal sighting difficulties for drivers and poor visibility for track workers walking along the tracks. We were also concerned about the risk of trees falling over towards the tracks, and indeed during our work here, our contractors had to take emergency action to remove a tree that they had found to be dangerous (the roots were undermined so the tree was in danger of toppling over).

The attached letter we sent to the lineside neighbours in advance of work starting, helps to explain the reasons why this work had to go ahead. I have also provided a link to our website which further explains our approach to vegetation management.

<https://www.networkrail.co.uk/communities/living-by-the-railway/vegetation>.

Regarding the litter, we realise that our work has subsequently highlighted areas where it is present. Much of this litter and fly-tipping has been predominantly thrown from bridges and over our fence line by pedestrians and residents and in some instances it has blown onto the railway where it has become trapped in the vegetation.

We recognise that there is some litter present around the Dorchester Junction area, and in response to this we have arranged for this area to be tidied. Unfortunately, at this time we are not able to arrange for a general litter pick along the whole route as our finances are finite and our maintenance team will prioritise anything affecting the safe operation of the railway.

Once again, thank you for highlighting your concerns with us and I hope the information provided is helpful.

Taking the above into consideration, I will now close this service request with our help line.

Kind Regards
Lorraine Cogger
Community Relations, Wessex route

Railway neighbour
Ref: ELR BML2 135.1570yds to 136.0200yds & WEY 162.0200yds to
162.0039yds/CD/GB



Community Relations
Basingstoke Campus
Gresley Road
Basingstoke
Hampshire
RG21 4FS
T: 03457 11 41 41

17 December 2019

Dear neighbour

Vegetation management on the railway between Dorchester South station / Weymouth Avenue Road bridge to Dorchester South Junction

We are writing to let you know that Network Rail will be carrying out work to manage the vegetation growing on the side of the railway at the above locations. The work will start in early January 2020 and will be completed by 31 March 2020. Most of the work will take place during daylight hours on weekdays, Monday to Friday. There may be very occasional work at weekends, but advance notice will be given for all exceptional working dates/times.

Why are we doing this work?

Large trees growing near the railway can cause issues with the stability of embankments and cuttings. Some trees, particularly Ash, are prone to fungal disease causing them to fail. This poses a risk to our passengers, staff and lineside neighbours. The appropriate management of the lineside means we can also address safety concerns such as ensuring our drivers can see pedestrian crossing users, and safer access for staff carrying out maintenance work.

What have we done so far?

A Preliminary Ecological Appraisal (PEA) has been commissioned by Network Rail and will be completed prior to undertaking any vegetation management work. The PEA will identify any existing protected or valuable habitats and protected species and will identify any necessary mitigation measures.

What happens next?

On completion of the PEA all recommendations set out within it will be implemented.

Although most of the vegetation management work will be carried out during the day, some of it will be carried out during the night when trains are not running to allow us to get full access to the track. Some of the work will be noisy and where possible, we will do as much work as we can involving chainsaws and wood chippers during the day. We will keep all noise to a minimum.

We sincerely apologise for the inconvenience this work may cause you. If you have any questions, please telephone our helpline on 03457 11 41 41 quoting "information request - Dorchester South Junction vegetation management".

Yours sincerely

Community relations team, Wessex route




More information about the work we are doing

Vegetation management involves removing vegetation up to a distance of at least 6 metres from the outer railway track. In some locations the area of vegetation management will be wider; the specification for each area has been determined based on the topography of the land and the species of vegetation present.

Additionally:

- Ash trees will be removed or reduced due to their risk of Chalara (Ash die back fungal disease)
- Areas of Hazel will be managed by coppicing and allowing to regrow - this will retain habitat potential and protect the biodiversity of the site
- Trees with significant amenity value will be retained where they pose no significant safety risk.

Examples of what our work will look like - before, immediately after the work and two years after the work

 <p><i>Abbey line before</i></p>  <p><i>Abbey line just after</i></p>  <p><i>Abbey line two years after</i></p>	<ul style="list-style-type: none"> • These photos show previous vegetation management work undertaken by Network Rail on the Abbey line. • Abbey line immediately after vegetation management work. • Abbey line two years after vegetation management work. This illustrates what the corridor could look like once grasses and shrubs have become re-established.
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More reasons we are doing this work

- Better and longer sighting distances for pedestrian crossing users
- Better sighting for train drivers to react to distant signals
- Safer access for staff carrying out work on the track or track side
- Reduction in tree incidents such as branches on the track and tree fall
- Reduction in leaf fall which causes reduced train braking efficiency and signalling problems

Subject

Subject

Vegetation Works – Dorchester

Response By E-mail (Lorraine Cogger) (15/05/2020 01.30 PM)

Dear Miss Wakely,

Further to my email to you dated 14 May, I can inform you that the litter pick we are arranging around the area of Dorchester Junction, should hopefully take place by the end of next week. Our contractors will also be tidying up the standing tree trunks and other timber around this area.

Kind Regards

Lorraine Cogger

Community Relations, Wessex route

Vegetation Works – Dorchester

Response By E-mail (Lorraine Cogger) (20/05/2020 06.23 PM)

Dear Miss Wakely,

Further to my email to you dated 15 May 2020. I have attached a copy of our noise notification that has been sent to nearby lineside neighbours to inform them about 1 nights work due to take place in June.

I thought I would send a copy to you so you are also aware of this work.

Kind Regards

Lorraine Cogger

Community Relations, Wessex route

Dear neighbour, Ref No: Area Services/GB/ BML2/BML3 135m45ch to 162m30ch and WEY 162m00ch to 162m14ch

ENGINEERING WORK - Dorchester Junction - Vegetation work

I am writing to inform you that Network Rail needs to carry out essential work near your property.

Work will be carried out from 00:30hrs 7 June 2020 to 07:20hrs 7 June 2020

We will be carrying out vegetation work between Dorchester South/Dorchester West Stations and Dorchester Junction. This will involve a very small amount of felling of small trees and tidying of previous work and the removal of larger lengths of timber using a road rail machine with attached trailer. Unfortunately, there will be some noise as a result but this will be kept to an absolute minimum. The work will be between the hours of 0030hrs and 0720 hours on Sunday 7th June. This will complete the project in this area - thank you for your patience and understanding especially in these unprecedented times.

The equipment we use means some disturbance is unavoidable, and we sincerely apologise for this in advance. Furthermore, staff working on site are briefed on working responsibly in the local community. We expect staff to be considerate, polite and courteous at all times.

I hope this information is helpful and once again we apologise for any inconvenience this essential work may cause. However, if you have any additional questions or concerns, please visit www.networkrail.co.uk or telephone our **24-Hour National Helpline on 03457 11 41 41**.

Yours sincerely
Community Relations

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Agenda Item 7 - Dorchester Area Community Land Trust

The new plans have only 15 flats, they are the same internal size as the original and the design is quite different.

Picture below of the West side looking at it from the steps.

8.0 CONCLUSION

Using the tennis court site for affordable housing, specifically designed for young people, has significant support within the community and will help to meet the growing local need.

Following the withdrawal of application the Dorchester Area Community Land Trust and the consultant team have re-worked the design to respond to the specific concerns of Dorset Council and Historic England.

The proposals have been reduced in scale, moved away from the West Walks and details have been revised so that they directly respond to, and enhance, the character of the Conservation Area. Although the proposals are now significantly different to that of the original application they retain many of the technical criteria which address the constraints of the challenging site.



View of proposed, looking north, from the path to the north of the site

Dorchester Town Council
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Agenda Item 9 - Planning Issues to Note

1. WD/D/19/002448 & WD/D/19/003004 (Listed Building Consent) 9 HIGH WEST STREET, DORCHESTER, DT1 1UJ

Recommended no objection by Dorchester Town Council's Planning and Environment Committee held on 2 March 2020.

Refused by the Dorset Council 13 May 2020

Extract from the Delegated Officer's report:

The fascia sign and hanging sign, by reason of its inappropriate and incongruent design and materials would result in less than substantial harm to the significance of the special architectural and historic interest of the No. 9 High West Street; the contribution made by the setting to the nearby designated heritage assets; and to the character and appearance of the Dorchester Conservation Area. As such this proposal does not preserve or enhance amenities within the Dorchester Conservation Area and is therefore contrary to policies ENV4 and ENV 14 of the West Dorset, Weymouth & Portland Local Plan (2015) and sections 12 and 16 of the National Planning Policy Framework (2019).

2. WD/D/19/000868 OLD MILITARY HOSPITAL, GROVE TRADING ESTATE, DORCHESTER

An appeal has been lodged with the Planning Inspectorate against the Council for non-determination of the above application.