

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

2nd SEPTEMBER, 2013

PRESENT Councillors V.J. Allan, K.E. Armitage, R.M. Biggs, T.C.N. Harries, S.C. Hosford (in the Chair), R.B. Potter, D.S. Roberts and D. Taylor.

APOLOGIES for absence were received from The Mayor (Councillor E.S. Jones) and Councillors C.S. Biggs, A. Canning, Trevor Jones, F.E. Kent-Ledger (Chairman) and M.E. Rennie.

26. In the absence of the Chairman, the Vice-Chairman Councillor S. Hosford took the chair for the meeting. It was reported that a previous Town Mayor, Colin Lucas, had passed away the previous Friday and there would be a private family funeral.

27. **DORSET COUNTY COUNCIL (DCC) HIGHWAYS**

The Chairman welcomed Mr Andrew Brown, from Dorset Highways, and he gave an overview of the work of his section and their responsibilities in respect of highways matters. He then provided updates and further information on a number of issues, including:

Wollaston Road – as detailed in the letter to MP Oliver Letwin, DCC did not have any evidence to take further action and they were satisfied with the existing road signs and markings. The Committee supported this position.

Trinity Street – the reasons for the temporary loading bay was given.

Car Parking Guidance Signs – these were now working satisfactorily and progress on Phases 2 and 3 of the scheme would depend on the future of DTEP. Councillors provided details of the car parks where the signs did not appear to be working correctly.

St Osmunds and Manor Park First Schools – Dorset Highways were working with the Headteachers of the Schools and Sustrans on ‘Safer Routes to Schools’. Mr Brown was advised that the Dorchester Area Partnership was also establishing a group to consider this issue.

Disabled Parking – the Town continued to experience problems with disabled drivers parking inappropriately and this was a common problem across the County that could probably only be solved at national level.

Thomas Hardye and Dorchester Middle Schools – there were many conflicting traffic demands in the area with the increasing number of buses, cars and pedestrians although accident figures over the last three years were very low. Mr Brown was asked to provide guidance to parents new to the schools on good driving practice in the area and that traffic should be regularly monitored. He was advised that another section of the Highways Department were scheduled to run a drop in session for local residents at Hardye’s School and he agreed to link in with this.

Community Speed Watch Scheme – Mr Brown’s section supported the work of the Police on this scheme and he commented on the involvement of the local community and the need to identify suitable roads for the scheme.

20mph Zones – DCC was in the process of reviewing all speed limits across the County due to changes in Government guidelines and Dorset’s Police and Crime Commissioner was now involved in discussions. The budget for such projects, across the County, continued to decrease. Mr Brown agreed to send the Council information on the

implementation and success, or otherwise, of 20mph schemes established elsewhere in the country.

Areas of Concern – Members raised issues relating to the timing of the traffic lights at Great Western Cross, the synchronisation of the traffic lights in the High Street and the use of Normandy Way and others as a ‘rat run’ and Mr Brown agreed to look into these.

28. **DORSET COUNTY COUNCIL**

(a) Double Yellow Lines in Icen Way

A Councillor detailed the problems being experienced in Icen Way with motorists contravening the double yellow lines, particularly at night. DCC had suggested introducing a no loading order at certain times of the day to resolve this and were seeking the Town Council’s support. Members noted that such an order would have implications for residents and local traders but agreed that if timed appropriately, it could be effective.

It was

RESOLVED

That the Town Council supported the request for introducing a no loading order in Icen Way at appropriate times of the day.

(b) Trading on the Highway Policy

It was

RESOLVED

That DCC’s Trading on the Highway Policy be noted.

The Chairman thanked Mr Brown for attending the meeting and his helpful information.

(c) ‘West Stafford’ Roundabout

The Chairman presented the item and suggested that it might be worthwhile considering a name for the roundabout with a heritage connection. Councillor Trevor Jones’ views on the name for the roundabout were reported. Several names were proposed with varying levels of support. After further discussion, it was

RESOLVED

That Dorset County Council be advised that the Town Council’s suggested name for the roundabout at the junction of the A352 and the West Stafford by pass on the eastern outskirts of Dorchester is ‘Came View Roundabout’.

29. **MINUTES**

The Minutes of the Meeting of the Committee held on 5th August, 2013 a copy of which had been circulated to all members of the Committee, were taken as read and were confirmed and signed by the Chairman as a correct record.

30. **MINUTE UPDATE REPORT**

It was

RESOLVED

That the Minute Update Report be noted.

(Councillor R.B. Potter withdrew from the meeting at this point.)

31. **PLANNING APPLICATIONS FOR COMMENT**

The Committee considered planning applications referred to this Council for comment by West Dorset District Council and it was

RESOLVED

That the comments agreed on the various planning applications and set out at Appendix 1 to these minutes be notified to West Dorset District Council.

(Councillor R.B. Potter rejoined the meeting)

32. **TRAFFIC PANEL**

The Chairman of the Traffic Panel confirmed that any issues the Panel had wished to raise had been covered under Minute 27.

33. **CONSULTATION ON MODIFICATIONS TO THE PROPOSED NEW LOCAL PLAN FOR WEST DORSET, WEYMOUTH AND PORTLAND**

The Town Clerk presented the report and said that the Planning Inspector had advised West Dorset District Council that it should consult again on the revisions it had made to the Local Plan following the initial public consultation. The report detailed the areas of interest to the Town Council and he commented on housing targets for West Dorset, Dorchester's position at the top of the settlement hierarchy, the timescale for the completion of Poundbury and the predicted housing shortfall in West Dorset.

At present the Territorial and Army Centre Recreation Ground was included within the Marabout and Grove Key Employment Site boundary and the Town Clerk considered that as the site was not currently used for employment purposes and it was difficult to predict the role of this large site, over the Local Plan life of 20 years, it would be preferable not to see it described as such. Members supported this proposal to allow flexible use of the site in future if needed. They also accepted that the Town Council needed to be proactive in their discussions with West Dorset District Council to agree a

suitable process for considering the long term future requirements for housing land allocations and that they should give attention to the future of neighbourhood planning.

It was

RECOMMENDED

- (1) That the Town Council endorses the Local Plan in its current form;
- (2) That West Dorset District Council be informed that the Town Council requests that the Territorial and Army Centre Recreation Ground is not included within the boundary of the Marabout and Grove Key Employment Site in the Local Plan;
- (3) That the Town Clerk requests a meeting with officers of West Dorset District Council to agree a suitable process for considering the long term future requirements for housing land allocations;
- (4) That the Planning and Environment Committee, or a sub group of the Committee, considers neighbourhood planning at a future meeting.

34. **WEST DORSET DISTRICT COUNCIL**

(a) Shire Hall Consultation

The Committee agreed that there was insufficient time at this meeting to give a full response on behalf of the Council. The Town Clerk suggested that West Dorset District Council be asked if they would accept a response after the deadline to allow the Committee to consider the consultation at its meeting on 7 October 2013. The Chairman asked Members to send their initial thoughts to the Committee Clerk in order that she could draft a response in advance of that meeting. A member of Dorchester Civic Society present at the meeting, offered to send the Town Council a copy of their response to the consultation.

It was

RESOLVED

- (1) That the Town Clerk asks West Dorset District Council if they will accept the Town Council's consultation response after 15 September 2013 and that Members of the Committee be informed of their reply.
- (2) That subject to the response to Minute 34. (1), Members send their initial thoughts on

the Shire Hall consultation to the Committee Clerk by 20 September 2013 for consideration at the Planning and Environment Committee meeting on 7 October 2013.

(b) Trees

The Committee noted the various trees works detailed on the agenda.

(c) Decisions on Planning Applications

The Committee noted the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications.

35. **SEAGULLS**

The Chairman reported that she had had numerous complaints, about seagulls, from residents in the area of the hospital. Since the owners of Brewery Square had employed falconers, seagull problems had moved to the hospital vicinity. She proposed that the Town Council write to the hospital management asking what measures they were taking to deal with the problems caused by the seagull population in that area. Members of the Committee supported this proposal and it was

RESOLVED

That the Town Clerk writes to the management of Dorset County Hospital asking them what measures they were taking to deal with the problems caused by the seagull population in the area of the hospital.

Chairman

DORCHESTER TOWN COUNCIL

Planning applications considered by the Planning and Environment Committee on 2nd September, 2013.

1. **1/D/13/001085**
7 ALBERT ROAD, DORCHESTER, DT1 1SF
Change of use of 7 Albert Road to a Class C3 (dwellinghouse) from Class B1(a) (business) (Conservation Area)
No objection
2. **1/D/13/000989**
19 BARNES WAY, DORCHESTER, DT1 2DZ
Replace existing boundary of wall/fence with a new fence (Retrospective)
Recommend refusal. The development on this prominent site is out of character with and detrimental to the street scene. The height of the new fence makes it overbearing and is at variance with the established character of the area. There is concern that approval of this application could set a precedent for others in the area.
3. **1/D/13/001092**
97 WEATHERBURY WAY, DORCHESTER, DT1 2EE
Extend height of existing extension, move garage, construct porch and additional extension to rear and side, internal layout alterations, divert foul sewer, provide loft storage space.
No objection
4. **1/D/13/001054**
54 MANOR ROAD, DORCHESTER, DT1 2AY
Erect a two storey extension to the front of the property to provide an improved entrance hall and bedroom. Erect a single storey extension to the rear.
No objection
5. **1/D/13/001048 Listed Building Consent**
10 CORNHILL, DORCHESTER, DT1 1BA
Replace existing fascia signage, leaving background remaining to front and side elevations of property
(Grade II Listed Building and Conservation Area)
No objection
6. **1/D/13/001095**
28 MIDDLEMARSH STREET, POUNDBURY, DORCHESTER, DT1 3FD
Convert part of garage & study over to a flat (comprising of kitchen/dining, bed sitting room & shower room)
No objection but the Council regrets that this development is not in keeping with the original design brief for Poundbury.
7. **1/D/13/001126**
4 ATHELSTAN ROAD, DORCHESTER, DT1 1NR
Formation of new front entrance porch. Erection of single storey garden lounge extension to rear of host property.
No objection

8. **1/D/13/000999**
BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE,
DORCHESTER
Redevelopment for residential purposes, comprising apartments and houses, with associated parking, landscaping and internal roads (outline)
Grade II Listed Building and Conservation Area
No objection
9. **1/D/13/000264 Listed Building Consent**
KINGS ARMS HOTEL, 30 HIGH EAST STREET, DORCHESTER, DT1 1HF
Fix information board
(Grade II* Listed Building and Conservation Area)
No comment as Dorchester Town Council is the applicant on behalf of the Dorchester Joint Heritage Committee
10. **1/D/13/000265 Listed Building Consent**
22 HIGH EAST STREET, DORCHESTER, DT1 1EZ
Fix information board
(Grade II Listed Building and Conservation Area)
No comment as Dorchester Town Council is the applicant on behalf of the Dorchester Joint Heritage Committee
11. **1/D/13/000905**
80 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH
Erect prefabricated storage building to rear of fast food outlet at application.site
(Retrospective.)
No objection
12. **1/D/13/000856**
80 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH
Display externally illuminated fascia sign (Retrospective).
No objection
13. **1/D/13/001149**
41 GREAT WESTERN ROAD, DORCHESTER DT1 1UF
Remove and replace existing shopfront. Remove pitched glazed atrium area and replace with slates and velux windows. Undertake internal alterations.
(Conservation Area)
No objection
14. **1/D/13/001181**
17 MAUMBURY ROAD, DORCHESTER DT1 1QN
External and internal alterations
(Conservation Area)
Recommend refusal. The installation of shutters on the building at this prominent site would be create an unacceptable and detrimental impact on the visual amenity of the Conservation Area and the neighbouring ancient monument of Maumbury Rings
15. **1/D/13/001134 (Certificate of Lawfulness - Existing)**
FORDINGTON HOUSE, ICEN WAY, DORCHESTER DT1 1NP
Use of Fordington House as six flats
(Grade II* Listed Building and Conservation Area)

Members of the Planning and Environment Committee stated that, to their knowledge, Fordington House had been used as flats for at least 10 years and they supported the Statutory Declaration made by the owner of the property.

16. **1/D/13/001160** (Listed Building Consent)
1 ALINGTON STREET, DORCHESTER DT1 1TR
To fit defibrillator cabinet, sign, light and instruction panel
(Grade II Listed Building and Conservation Area)
No objection

17. **1/D/13/001099** (Change of Use)
35 SOUTH STREET, DORCHESTER DT1 1DD
Change of use of first floor to flat
(Conservation Area)
Recommend refusal. The proposed replacement windows to the building would be detrimental to the character of the Conservation Area and would not integrate with or complement adjoining buildings. The Council would support the retention and refurbishment of the original windows.