

# **DORCHESTER TOWN COUNCIL**

## **PLANNING AND ENVIRONMENT COMMITTEE**

**3<sup>RD</sup> FEBRUARY 2014**

**PRESENT** Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, R. Biggs, T.C.N. Harries, S.C. Hosford, F.E. Kent-Ledger, R. Potter, M.E. Rennie and D.S. Roberts

**APOLOGIES** for absence were received from Councillors E.S. Jones and Trevor Jones

### **67. APPOINTMENT OF CHAIRMAN**

Councillor S Hosford was appointed as Chairman for the remainder of the 2013/14 municipal year.

### **68. APPOINTMENT OF VICE CHAIRMAN**

Councillor M Rennie was appointed Vice Chairman for the remainder of the 2013/14 municipal year.

The Chairman thanked the previous Chairman, Cllr F Kent-Ledger, for all her commitment to the Committee since becoming Chairman in 2005 and her comments were echoed by other Members.

### **69. MINUTES**

The Minutes of the Meeting of the Committee held on 6<sup>th</sup> January 2014, adopted by Council on 28 January 2014, were taken as read and were confirmed and signed by the Chairman as a correct record.

### **70. MINUTE UPDATE REPORT**

#### **(a) Minute 45/12 Flooding**

The Committee Clerk advised that representatives of Dorset County Council and the Environment Agency were due to give a presentation, about flooding issues in the Town, to the Committee on 31 March 2014.

#### **(b) Minute 60/13 Parking Queen's Avenue Area**

The Committee Clerk confirmed that the drop in session for local residents would be held on 20 February 2014.

#### **(c) Minute 62.1/13 Budget Issues**

Following Council approval of the budget bid to support the Community Speed Watch Scheme, the Committee Clerk would liaise with Dorset Police as to the way forward and the Traffic Panel would be involved at the appropriate time.

## 71. PARKING IN WESSEX ROAD

The Chairman gave a summary of the issues that had been reported to the Council and Members discussed the concerns raised by local residents and others. Whilst appreciating the parking problems in Wessex Road and other roads in the vicinity, Members were most concerned about the access problems for emergency and service vehicles. Options for improvements were considered such as a residents' permit scheme and double yellow lines and comments were made about parking enforcement. Members considered that local employers had a role to play in promoting considerate parking and supporting and expanding park and ride schemes. All agreed that there were continuing and increasing on street parking problems all over the Town and a concerted effort was needed by the relevant authorities to resolve this in a strategic way.

Several residents of Wessex Road addressed the Committee and they gave examples of the problems they were experiencing. They had concerns that it would take a serious incident to occur before the problems were addressed and upcoming increases in car parking charges would exacerbate the current situation.

The residents present were reminded that it was a requirement for there to be a consensus on what action they wanted to be taken otherwise, as had happened previously, DCC could not introduce any new parking restrictions.

The Committee agreed that tackling parking problems in Wessex Road should be the Council's priority item on the list of requests for parking restrictions submitted to Dorset County Council.

It was

RESOLVED

- 1) That Dorset County Council be requested to carry out a consultation with the residents of Wessex Road, giving them options on resolutions to the parking problems in the Road and asking for residents' views, before coming back to the Town Council with a proposal for new parking restrictions in the Road.
- 2) That Dorset County Council be advised that tackling the parking problems in Wessex Road is now the Town Council's priority item in its requests for parking restrictions.
- 3) That the Town Clerk writes to Dorset County Hospital asking that it takes any measures possible to encourage their staff to park legally and considerately on street.
- 4) That the Town Clerk writes to Dorset Police asking them to concentrate on and be proactive in patrolling Wessex Road, on a regular basis, to deal with traffic violations.

72. **PRESENTATION BY BROADVIEW ENERGY**

Mr Tom Cosgrove of Broadview Energy Ltd gave the Committee a presentation about the Company's proposals for a Wind Farm at Slyer's Lane. He spoke about the Company's experience and its development portfolio, reasons for promoting wind energy, the specifics of the Syler's Lane site and proposal, the planning application process and the importance to the company of public consultation and community involvement.

In response to questions, he gave further information on a number of points including turbine heights, operational times, the choice of site and proximity to the AOB, the projected timetable for construction, protection of footpaths and bridleways and potential impact on local aviation. Mr Cosgrove advised that the Company would be arranging a site visit to an operational wind farm in Cornwall and Members would be able to attend.

The Chairman thanked Mr Cosgrove for his informative presentation.

Cllr R Potter left the meeting.

73. **PLANNING APPLICATIONS**

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

**RESOLVED**

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

Cllr R Potter rejoined the meeting.

74. **DORSET HIGHWAYS PROVISIONAL CONSTRUCTION PROGRAMME 2014/15**

The Committee noted the Dorset Highways Provisional Construction Programme 2014/15.

75. **WEST DORSET DISTRICT COUNCIL - TREES**

The Committee considered tree works applications WD/CA/14/0007 and WD/TP/14/0008, both for the Holy Trinity Parish Centre. There were concerns about the large amounts of works proposed and they did not consider that there was enough evidence or justification for these works.

Members wished to undertake a site visit, with West Dorset District Council's Tree Officer, to look at the trees involved and to have an explanation of the works proposed. They also agreed that the site owner be requested to carry out replacement planting on site where possible as the wooded nature of the site was a distinctive local feature.

If a site visit was arranged, any Councillors attending were asked to use it as an opportunity to assess the access issues and the impact on trees of the Culliford Road entrance to the site.

It was

RESOLVED

- 1) That West Dorset District Council be informed that the Town Council objects to WD/CA/14/0007 and WD/TP/14/0008 as there was not enough evidence or justification for these works.
- 2) That West Dorset District Council's Tree Officer be requested to arrange a site visit, with Town Councillors, to look at the trees involved and to have an explanation of the works proposed.
- 3) That through West Dorset District Council's Tree Officer, the site owner be requested to carry out replacement planting where possible.

**76. ROAD SAFETY COLLISION MAP ON DORSETFORYOU**

The Committee noted that Dorset Highways Management and the GIS Team had developed a public facing map showing basic road traffic collision information and this was accessible through DorsetForYou.

**77. 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.

Committee members reported that it was due to a change in roof pitch of the extension of 9 Harveys Terrace that planning permission had been approved and due to an objection, work on the Toucan Crossing at Weymouth Avenue was delayed.

Chairman

**Dorchester Town Council****Planning applications considered by the Planning and Environment Committee on 3 February 2014**

1. **1/D/13/001644 Advertisement Consent (Retrospective)**  
**1/D/13/001645 Listed Building Consent (Retrospective)**  
46 HIGH EAST STREET, DORCHESTER, DT1 1HU  
Erect advertising sign with illumination  
Conservation Area and Grade II Listed Building  
No objection
2. **WD/D/14/000009 (Revised Scheme)**  
38 LONDON ROAD, DORCHESTER, DT1 1NE  
Construction of a pair of semi-detached homes with associated parking and access  
Recommend refusal. Overdevelopment of the site and the proposed development would harm the living conditions of residents and future occupiers in terms of unacceptable noise and disturbance.
3. **WD/D/14/000001**  
**WD/D/14/000002 Listed Building Consent**  
43 HIGH EAST STREET, DORCHESTER, DT1 1HN  
Conversion and adaptation of existing retail unit into two dwellings  
Conservation Area and Grade II Listed Building  
No objection
4. **1/D/13/001767**  
11 DURNGATE STREET, DORCHESTER, DT1 1NA  
Demolish garage block & outbuildings. Erect single and two storey extensions and carry out alterations. Construct new vehicular & pedestrian access  
Conservation Area  
No objection. However, the Committee considered that the surface treatment (pavings and block paviors) to the lower garden terrace (including the parking space) and the upper garden terrace should be a permeable material.
5. **1/D/13/001774**  
GREENWOOD, MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ER  
Single storey extension  
No objection
6. **WD/D/14/000066**  
THE ROYAL OAK, 20-22 HIGH WEST STREET, DORCHESTER, DT1 1UW  
Internal alterations to the existing toilets  
Conservation Area and Grade II Listed Building  
No objection
7. **1/D/13/001773**  
4 HAWTHORN ROAD, DORCHESTER, DT1 2PD  
Single storey pitched roof extension forming ground floor bedroom & wet room. Day room.  
No objection

8. **1/D/13/001665**  
**1/D/13/001666 (Advertisement Consent)**  
 TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY  
 Installation of Dry Cleaning, Key Cutting, Shoe & Watch Repairs Pod to Class 1 Retail Premises  
 Recommend refusal. The application does not comply with Condition 1 of Planning Application 1/D/08/001801 and fails the sequential test as detailed in the draft Local Plan by virtue of the fact that the use can be, and is already, located in the town centre. If approved, this application would have an adverse impact on the vitality and viability of Dorchester's town centre.
9. **1/D/13/001727**  
 123 MONMOUTH ROAD, DORCHESTER, DT1 2DF  
 Single and two storey extension to rear of existing end of terrace house. Attic conversion including new dormer window.  
 Recommend refusal. The scale and mass of the proposed extension would create overdevelopment of the site and cause an adverse impact on the adjoining neighbour's amenity.
10. **WD/D/14/000118**  
 TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY  
 Installation of a pod with canopy over the space formerly taken up by car parking  
 No objection
11. **1/D/13/001748**  
**1/D/13/001749 (Advertisement Consent)**  
 14 SOUTH STREET, DORCHESTER, DT1 1BS  
 1no new fascia sign, 1no new projecting sign, 1no entrance doors being brought forward and internal cosmetic works  
 Conservation Area  
 No objection
12. **1/D/13/001757**  
 67 QUEENS AVENUE, DORCHESTER, DT1 2EP  
 Two storey side extension, forming garage to ground level & bedroom to first floor. Single storey extension to rear forming extended kitchen & hobby room. Internal alterations & loft conversion  
 No objection
13. **WD/D/14/0155 (Retrospective)**  
 COMPASS GARAGE, COMPASS HOUSE, THE GROVE, DORCHESTER, DT1 1XT  
 Use of part of site as car wash facility  
 Conservation Area  
 No objection
14. **WD/D/14/000170**  
 11 PRINCES STREET, DORCHESTER, DT1 1TW  
 Repair and decorate front of house. Fit secondary glazing in four windows  
 Grade II Listed Building and Conservation Area  
 No objection

15. **WD/D/14/0177**

4 Hutchins Close, Dorchester DT1 2RH

Remove garage and erect single-storey extension

Recommend refusal. The extent of the proposed extension would bring it right to the boundary of a neighbouring property.

Corel® PDF FUSION™