

# **DORCHESTER TOWN COUNCIL**

## **PLANNING AND ENVIRONMENT COMMITTEE**

**31<sup>ST</sup> MARCH 2014**

**PRESENT** Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, R. Biggs, A. Canning, S.C. Hosford, E.S. Jones, Trevor Jones, F. Kent-Ledger, M.E. Rennie, D. S. Roberts and D. Taylor

**APOLOGIES** for absence were received from Councillors T.C.N. Harries and R. Potter

### **85. MINUTES**

The Minutes of the Meeting of the Committee held on 3<sup>rd</sup> March 2014, adopted by Council on 25<sup>th</sup> March 2014, were taken as read and were confirmed and signed by the Chairman as a correct record.

### **86. MINUTE UPDATE REPORT**

(a) **Minute 4/13 Road Safety – Vicinity of Dorchester Middle and Thomas Hardye Schools**

A Member reported that construction work on the Thomas Hardye School site was due to finish in September and the School was looking at the provision of additional parking at the Dorchester Rugby Club.

(b) **Minute 79.c)/13 Car Parking Guidance Signs**

The Committee noted that there were improvements to the accuracy of the car parking guidance signs in the Town but considered that it was important for the public to have confidence in the accuracy of the information they provided.

(c) **Minute 82/13 Dorchester Transport and Environment Plan (DTEP)**

A Member advised that the next meeting of the DTEP Group would be held shortly and it was intended to consider the appointment of a second Dorchester Town Council representative at that meeting.

(d) **Minute 83/13 Decision on Planning Applications (High East Street)**

The Committee noted that the consistency of West Dorset District Council's approach to planning enforcement appeared to be improving.

(e) **Minute 83.1)/13**

A Member advised that she understood that West Dorset District Council might have the resources to provide planning training in the future. Planning and Environment Committee members commented on the success of a recent planning training event.

(f) **Minute 80/13 Request for Parking Restriction**

The Committee Clerk reported that the relevant section of road in Millers Close was unadopted highway. However, DCC had advised that the Town Council could still request parking restrictions, although DCC would have to consult with the owners of the road which could create some difficulties. Therefore, a formal request had been submitted.

**87. PRESENTATION FROM THE ENVIRONMENT AGENCY AND DORSET COUNTY COUNCIL**

Stephen Malpass from the Environment Agency and Brian Richards, Flood Risk Manager, Dorset County Council attended the meeting to update Members on progress being made in respect of flooding in the Town.

Mr Malpass circulated a graph showing data about the flood event in July 2012 and explained what this data indicated and how the Agency used the information. Since that time, the Agency had been gathering further information to draw up a flood model of the River Frome catchment that would form the basis of a report, to be finalised in May, providing a way forward. Some routine maintenance work had been carried out and the Agency continued to work with Dorset County Council regarding drainage and surface water runoff. All options for flood risk management were now dealt with on a partnership approach and these had to be financially viable. The Agency needed the support of people on the ground, such as flood wardens and local flood plans, and he encouraged the Town Council and public to get involved.

Mr Richards spoke about the reasons for the flood event in July 2012 and the Flood Action Plan resulting from this. Some de-silting work had since been carried out in the Mill Stream although issues remained with the Hangman's Sluice Gate. The County Council had now received the 'Flood Model' report and was formulating its response to the Environment Agency.

Members commented on the updates provided and while accepting that flooding had not been so bad recently, there seemed to be little evidence of any visible improvements being made. Local residents had expressed their concerns and Members were anxious that regular maintenance, including ditch clearance, continued as well as long term solutions being put in place.

Mr Malpass gave further information about the routine maintenance work undertaken and how the outcome of 'Flood Model' report would inform action to be taken in the future. There was discussion on how the Town Council and others would be involved in any consultation regarding the action plan resulting from 'Flood Model' report. Officers stressed the importance of partnership working and advised that there was expert analysis of data included within the report.

Mr Element, a local resident, addressed the Committee. His property had been flooded previously and he had been in close contact with the Environment Agency and Dorset County Council. He considered that communications, by both parties, needed improvement and he questioned why progress against the July 2012 Flood Action Plan had not been updated on the relevant web sites.

The Chairman said that it appeared that community involvement was a key element in handling flooding problems and the Town Council should look at encouraging the establishment of flood wardens for the Town. Mr Malpass offered the Agency's

support in this and also in drawing up a Town Flood Plan. The Chairman thanked the Officers for their updates which had given the Committee points for further consideration.

## **88. PARKING IN THE QUEEN'S AVENUE AREA**

Several local residents addressed the Committee about traffic and parking issues in Queen's Avenue and adjoining roads. They gave examples of specific problems they had experienced and raised a number of concerns including accessing the junction of Lime Close and Queen's Avenue, parking on both sides of the road creating a bottleneck, the negative impact of the residents' permit scheme in Coburg Road, the safety of children in a school zone, traffic speeds, volume of traffic, consideration of introducing a 20mph speed limit, introducing limited waiting, the need for effective restrictions, the responsibility of the appropriate Council to provide adequate and affordable, if not free, off street parking, the need for a balanced solution and the overall urgency of the situation.

The Chairman accepted the wider issues raised but reminded Members that while a number of important points had been raised the main focus was on parking. The Committee had previously been made aware of a lot of these issues and it was now trying to take a more strategic approach in liaison with the other Councils covering Dorchester.

Members commented on the possible benefits of 20 mph zones, the impact of the residents' permit scheme in Coburg Road, the concerns of the Dorchester Youth Council about parking problems in Queen's Avenue, the responsibility of local employers in providing employee parking, increasing Park and Ride facilities and consideration of alternative parking schemes and options.

One of the Dorset County Councillors on the Committee reported further about the drop in sessions for local residents and how these were influencing DCC thinking on addressing traffic issues in the whole Victoria Park area. DCC were currently gathering data and evidence to inform future action. It would be important to engage with and get the support of local schools, the Hospital, West Dorset District Council in producing a viable parking strategy for the whole Town. There was now a raised awareness of the many parking problems affecting Dorchester, including the Queen's Avenue area, and the Town Council needed to make representation to DCC to get a solution prioritised.

The Committee agreed that a holistic, well evidenced approach to resolving the Town's parking problems was needed and, accordingly, the Town Council should make representation to DCC.

It was  
**RESOLVED**

That the Town Council sends a letter to Dorset County Council supporting the widespread concerns of residents regarding parking, traffic speeds and children's safety in the area of Queen's Avenue, Clarence Road and Lime Close. Additionally, the Town Council will offer its support and co-operation in working towards finding viable and affordable solutions to these problems, requesting professional advice from Dorset County Council in progressing action over the coming financial year.

**89. REVIEW OF WEST DORSET DISTRICT COUNCIL'S PLANNING APPLICATION REQUIREMENTS CHECKLIST**

The Committee commented on the revised checklist and some concerns were raised about the proposal to remove certain assessments and statements, such as the environmental statement and the tree plan. Members agreed that further discussion was needed and this was delegated to a small group of Committee members.

It was  
**RESOLVED**

That the Committee Chair, Vice Chair and Councillors Allan and Kent-Ledger will consider the revised local validation checklist requirements further and make a recommendation to the Planning and Environment Committee on 28th April 2014 as to the comments to be submitted by the Town Council.

**90. 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.

Councillor E. S. Jones left the meeting.

**91. PLANNING APPLICATIONS**

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

**RESOLVED**

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

**92. URGENT ITEMS**

There were no urgent items.

Chairman

**Dorchester Town Council****Planning Applications considered by the Planning and Environment Committee on 31 March 2014**

1. **WD/D/14/000486**  
INTEGRATED PHOTOMATRIX LTD, PACEYCOMBE WAY, POUNDBURY,  
DORCHESTER, DT1 3SY  
Change of use of building from B1 to dual B1/B8 (storage) use  
No Objection. The Committee hoped that if planning permission was granted it would improve the viability of the site and bring it back into use.
2. **WD/D/14/000475 Listed Building Consent (Retrospective)**  
11 HIGH EAST STREET, DORCHESTER, DT1 1HS  
Remove existing signage and erect new signage to shop frontage  
Recommend Refusal. It is considered that the advertisement by reason of its modern style, modern materials and inappropriate external illumination detracts from the amenity of the application site, which is a Grade II listed building and is situated within the Dorchester Conservation Area. As such the development is considered to be unacceptable and contrary to Policies DA7, DA9, SA19, SA20 and SA21 of the West Dorset District Local Plan (2006), Policies ENV4, ENV10 and ENV14 of the Emerging West Dorset and Weymouth and Portland Local Plan and Parts 7 and 12 of the NPPF (2012).
3. **WD/D/14/000187**  
3 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW  
Replacement of upvc windows with timber windows  
No Objection
4. **WD/D/14/000514 Listed Building Consent**  
8 HIGH EAST STREET, DORCHESTER, DT1 1HS  
Render Gable Wall  
Recommend Refusal. Rendering the gable wall would adversely affect the character and exterior of the building. This development neither preserves nor enhances the Conservation Area or this Listed Building. The Committee would recommend that the gable wall is repointed, with like for like materials, to maintain its appearance and the red brick finish. The development is considered to be unacceptable and contrary to Policies DA7, SA19 and SA21 of the West Dorset District Local Plan (2006), Policies ENV4 and ENV10 of the Emerging West Dorset and Weymouth and Portland Local Plan and Section 12 of the NPPF (2012).
5. **WD/D/14/000546**  
27 WEYMOUTH AVENUE, DORCHESTER, DT1 1QY  
New external signage and lighting for BREWHOUSE AND KITCHEN (formerly The Station PH) on Weymouth Avenue in Dorchester.  
No Objection
6. **WD/D/14/000325**  
ALLOTMENTS, PENINSULA WAY, POUNDBURY  
Erection of implement & allotment garden equipment store at Great Cranford Street allotments in Poundbury, Dorchester  
No Objection

7. **WD/D/14/000256**  
16 BALMORAL CRESCENT, DORCHESTER, DT1 2BW  
Removal of existing full brick rear garden wall and replace with part brick, part fence panel rear garden wall, extending to boundary of garden at rear and side. Wall to extend partway along the side of the house, leaving open garden area at the front.  
Recommend refusal. The introduction of part brick and part fence garden wall to the boundary of the garden at rear and side, so close to the pavement, would create a dominant and incongruous feature in the street scene that would be out of keeping with the predominately open character of the remaining estate. This would be further exasperated by the prominent corner position. As such the fence would be contrary to Policies DA5 and DA7 of the West Dorset District Local Plan (2006) and Policy ENV 11 of the Emerging West Dorset and Weymouth and Portland Local Plan and Sections 7 and 11 of the NPPF (2012).
8. **WD/D/14/000235**  
13 DIGGORY CRESCENT, DORCHESTER, DT1 2SP  
Rear two storey extension  
Recommend refusal. Having regards to its size and position, it is considered that the proposed development would result in significant adverse effects on the living conditions of neighbouring occupiers and an overbearing impact contrary to Policy DA6 of the West Dorset Local Plan.
9. **WD/D/14/000397 Listed Building Consent**  
6A HIGH EAST STREET, DORCHESTER, DT1 1HS  
The rectification of various defects including windows, chimney, external facade and roof structure, alongside fire proofing works as specified by the fire officer  
No Objection. The Committee were pleased to see the improvements being made to the building.
10. **WD/D/14/000474**  
BENNETTS COURT CAR PARK, COLLITON STREET, DORCHESTER DT1 1XH  
Erect 2 dwellings  
Recommend Refusal. Having regards to its size and position, it is considered that the proposed development would be overdevelopment of the site and it would result in significant adverse effects on the living conditions of neighbouring occupiers, in relation to overlooking, contrary to Policy DA6 of the West Dorset Local Plan and Section 12 of the NPPF (2012). The Committee were concerned that the distance to 1 and 2 Trinity Cottages is detailed, in the Design and Access Statement, as being 18 metres whereas the normal guidelines for separation distances is 20 metres. The Committee questioned whether the accuracy of separation distance quoted by the applicant were robust.
11. **WD/D/14/000591**  
NORTH EAST QUADRANT (SECTOR 3.01C AND 3.28/3.29) POUNDBURY PHASES 3 AND 4, PEVERELL AVENUE EAST, POUNDBURY  
Erect 505 dwellings, 6,254 sq. m. of commercial floorspace together with associated garages, roads, accesses and open space with minor material amendment to design of the scheme previously approved (reference 1/D/12/000082) with variation to condition 1 to reflect amended drawings  
No Objection.
12. **WD/D/14/000687 Listed Building Consent**  
UNIT 2, ANTELOPE WALK, DORCHESTER, DT1 1BE  
Store name change from Monsoon to Accessorize, therefore signage name change only.  
No Objection