

# Dorchester Town Council

## Planning and Environment Committee

3 November 2014

Present: Councillors R. Biggs, K. Armitage, T. Harries, S. Hosford (Chair), T. Jones, F. Kent-Ledger, M. Rennie and D. Roberts

Also in attendance: Councillor A. Lyall, who declared an interest in planning application WD/D/14/002449.

Apologies: Councillors V. Allan, C. Biggs, S. Jones, P. Mann (Mayor), R. Potter and D. Taylor

48. **Minutes**

The Minutes of the meeting of the Committee held on 6 October 2014 were confirmed and signed by the Chairman as a correct record.

49. **Minute Update Report**

**Minute 4/14 High East Street**

The Town Council's representative on the Dorchester BID offered to raise the issue at the BID's next meeting.

**Resolved**

That the Minute Update Report be noted.

50. **Car Parking**

The Chairman welcomed Stuart Longbottom, Assets and Infrastructure Manager, West Dorset District Council (WDDC) to the meeting and she outlined how the Town Council had been unhappy with the consultation process over parking charges last year.

Mr Longbottom reported that no consultation had taken place so far this year and WDDC were not intending to increase parking charges for 2015/16. The first phase of installation of new parking machines would take place in Dorchester shortly and these machines would accept coin/key pad/phone payment. From the New Year, machines could also be programmed to accept chip and pin and contactless phone payments and next year there would be trials of payment on exit.

Members asked for confirmation, in writing, that there would not be an increase in parking charges for 2015/16 and they welcomed this news.

There was discussion about the impact of the Charles Street development on parking within the Town Centre and there were details provided in the Minute Update Report. Concerns remained and Members considered that the Town Council should be proactive in seeking information on the developer's proposals.

Questions were asked about a pilot scheme for pay on exit in Dorchester and the Dorchester BID's contribution to this. Mr Longbottom advised that no pilot had taken place and any cameras installed in car parks were observational only.

Members raised concerns about the lack of lighting in the Upper Fairfield car park, the locking of the Lower Fairfield car park at night, the public's views on camera's in car parks and the lack of a cross authority strategic approach to parking in the Town. There were further points that Members considered needed clarification and discussion but they appreciated that Mr Longbottom was not in a position to cover all of these at this meeting.

A Member raised the issues of the data available for car park usage and of introducing variable charging in car parks and he considered that the latter should be an important item for assessment and consideration by WDDC.

Mr Longbottom was interested in the priorities for the Town Council and he said he would look into the issues raised by the Committee.

It was agreed that the Town Council would write to WDDC detailing the car parking issues that it still had concerns with and a WDDC officer could be invited to attend another, possibly special, meeting when it was clear what points needed further explanation and discussion.

#### **Resolved**

- i) That the Town Council writes to WDDC supporting its proposal not to increase car parking charges in Dorchester for 2015/2016.
- ii) That the Town Council writes to WDDC detailing the car parking issues that it still had concerns with.
- iii) That a WDDC officer be invited to a future meeting if the Planning and Environment Committee identifies points, relating to car parking issues in the Town, that need further explanation and discussion.

#### **51. Herringston Road Community Speed Watch Scheme**

The Chairman welcomed Mr Barry Preedy, co-ordinator of the Herringston Road Community Speed Watch Scheme.

Mr Preedy summarised the operation and outcome of the Scheme over the last six months, which was detailed in an information sheet circulated to Members, and he commented on the DCC survey undertaken in the road in 2011. The conclusion of the Police, from the data gathered so far, was that speeding in the road was not a problem but it was his view that current speeds were dangerous. He mentioned the positioning of the data cable used in the 2011 survey and considered that there were better sites in the road for a cable to be deployed. He thanked the Town Council for their support and asked that DCC be encouraged to review the road again. There were several options that he considered needed further consideration:

- Entering Dorchester from Weymouth – bigger 30mph signs and lead up signage;

- Flashing speed sign;
- Further DCC traffic survey.

The Chairman provided information from Dorset Police indicating that 136 letters had been sent to drivers driving over the speed limit but no second or third follow up letters had been necessary.

The Committee was pleased that the Scheme was working well and with the level of community involvement. It had previously considered purchasing a Speed Indicating Device but this had not been supported.

Mr Welch, a resident of Herringston Road, addressed the Committee. He spoke about the possibility of the Manor Park estate being identified as a 20mph zone and explained that with changes in legislation, such areas were simpler to introduce and to sign.

Members stated that this option had been considered in the past but there had been some opposition from local residents. With all of the options being suggested, more evidence was needed and it was agreed that DCC should be asked for all available traffic data relating to Herringston Road. If this data was inconclusive, the Committee could consider requesting DCC to carry out a further traffic/speed survey in the road.

It was also agreed that the Committee Clerk should check what requests had already been made to DCC for improved and/or clearer signage in Herringston Road.

Members asked for confirmation as to whether the budget agreed for supporting the Community Speed Watch scheme was ringfenced.

#### **Resolved**

- i) That Dorset County Council be asked to provide all available traffic data relating to Herringston Road.
- ii) That the Committee Clerk checks what requests had already been made to DCC for improved and/or clearer signage in Herringston Road.
- iii) That the Town Clerk be asked for clarification as to whether the budget agreed for supporting the Community Speed Watch Scheme was ringfenced.

Councillor T Jones left the meeting.

#### **52. Planning Applications**

Councillor A Lyall and the owner of No 5 Little Britain addressed the Committee outlining their concerns regarding planning application WD/D/14/002449, 11A St Georges Road.

The Committee considered the planning applications referred to the 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.

53. **Part Night Street Lighting**

A Member raised the issue of Dorset County Council being asked to look at increasing the hours of street lighting in the area around Dorchester South Station, the approach roads and Monmouth Road during the first and last weeks of British Summer Time and she explained the situation further.

Members appreciated her concerns but after receiving advice about the operation and setting of the street lights and Dorset County Council's policy stand on this issue, it was agreed not to pursue this.

The Committee considered that when Dorchester South station was rebuilt, its new lighting scheme might improve the situation.

54. **Decisions on Planning Applications**

The Committee noted the decisions made by West Dorset District Council on planning applications.

55. **Urgent Item**

The Town Council had received a request from DCC for the Town Council's comment on introducing no stopping between the hours of 8.00am and 5.00pm, Monday to Friday, on school 'keep clear' markings at the southern school gates of Manor Park First School in Mellstock Avenue.

**Resolved**

That Dorset County Council be advised that the Town Council supports the proposal to introduce additional parking restrictions at the southern school gates of Manor Park First School in Mellstock Avenue.

**Chairman**

## Dorchester Town Council

## Planning applications considered by the Planning and Environment Committee on 3 November 2014

1. **34 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ**  
**WD/D/14/002237**  
Replace an existing rear conservatory with a single & two storey extension. Replace the main entrance porch flat roof with a lean to roof.  
No objection
2. **11A ST GEORGES ROAD, DORCHESTER, DT1 1PA**  
**WD/D/14/002449**  
Redevelop site by erection of 3 no. dwellings.  
Recommend refusal. The two storey dwellings would be considerably higher than the boundary wall and existing out-buildings. The difference in height and the substantial length of proposed terrace would materially alter the outlook from adjoining gardens as well as the amount of sunlight reaching some areas. No 5 The Barn, Little Britain, which is the closest to the boundary and whose garden is at a lower level than the site, would be particularly adversely affected. The number of upstairs windows on the rear elevation of the units would allow overlooking views into the rear garden of 13 St George's Road. The proposal would materially reduce several neighbours' current level of amenity. It would be unduly dominant and overbearing, and could result in overlooking of adjoining gardens which have previously enjoyed privacy along their boundaries. For these reasons, it would be contrary to West Dorset District Local Plan (2006) policy DA6.
3. **EMERALD COTTAGE, ALICE ROAD, DORCHESTER, DT1 2LL**  
**WD/D/14/002340**  
Loft conversion with side flat roof dormer. Conversion of garage into office  
No objection
4. **UNIT D2, MARABOUT INDUSTRIAL ESTATE, DORCHESTER, DT1 1YA**  
**WD/D/14/002464**  
Construct two window openings in west elevation  
No objection
5. **GOULDS FASHION STORE, 11-12 SOUTH STREET, DORCHESTER, DT1 1BU**  
**WD/D/14/002270 + WD/D/14/002271 (Advertisement)**  
Conservation area and affects setting of Listed Building  
Replacement of existing shop fascia / signage and the construction of a new sign box with signage sited above the existing entrance doors  
No objection
6. **101 BRIDPORT ROAD, DORCHESTER, DT1 2NH**  
**WD/D/14/002554**  
New two storey side extension and internal alterations  
No objection

7. **FLAT 4, BRIDGE COURT, HIGH EAST STREET, DORCHESTER, DT1 1JA**  
**WD/D/14/002181**  
Conservation Area and Grade II Listed Building  
Change of use from staff and guest accommodation to a residential flat  
No objection
8. **35 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG**  
**WD/D/14/002628**  
Replace an existing flat roofed side extension with a new lean to extension and main entrance porch  
No objection
9. **KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3BW**  
**WD/D/14/002601**  
Erection of detached building for mixed use as public house and restaurant with hotel accommodation (A3/A4/C1)  
No objection
10. **FLATS 57-74 CHRISTCHURCH COURT, THE GROVE, DORCHESTER, DT1 1TD**  
**WD/D/14/002644**  
Conservation Area  
Clad the walls with external insulation finished with real brick slips of colour to match existing  
No objection
11. **FLAT 3, 10 QUEENS AVENUE, DORCHESTER, DT1 2EW**  
**WD/D/14/002667**  
Conservation Area  
Extension to flat within footprint of existing yard  
No objection, however the Committee regretted that the distinctive 'Arts and Crafts' features of the existing roof would be lost.
12. **RED COW FARM, 75 ST GEORGES ROAD, DORCHESTER, DT1 1PB**  
**WD/D/14/002579**  
Construct new road, demolish existing farm buildings, convert existing barn into three dwellings and erect fifty one further dwellings and employment with associated garaging and access. Provide allotments and public open space with variation of Condition 1 of planning approval 1/D/09/001378 due to minor amendments to drawings 0327.112A and 0327.113A (existing barns are not suitable for conversion and need to be demolished and rebuilt as new)  
No objection. However, the Committee was concerned that the existing boundary wall on the south east corner of the residential element of the development (St Georges Rod and the lane leading to Long Bridge) be retained as this was a distinctive feature of the area.

13. **29 DAGMAR ROAD, DORCHESTER, DT1 2NA**

**WD/D/14/002629 (Variation of Condition)**

Single storey rear extension to provide ground floor bedroom and shower room for use by disabled son of applicants.

No objection

14. **25 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY**

**WD/D/14/002679**

First floor extension to provide additional bedroom

Plans not accessible on DorsetForYou so application deferred until meeting on 1 December 2014.