

Dorchester Town Council

Planning and Environment Committee

21 September 2015

Present: Councillors R. Biggs, T. Harries, S. Hosford (Chair), S. Jones, T. Jones, T. Loakes and R. Potter (Mayor)
Apologies: Councillors B Armstrong-Marshall, C. Biggs, A. Canning, F. Kent-Ledger, M. Rennie and D. Taylor
Also Present: Councillors J. Hewitt

121. Dorset Waste Plan Consultation

The Committee had received a briefing from Dorset County Council officers giving them an overview of the Waste Plan and details of all the proposed Dorchester sites.

Members discussed each of the proposed Dorchester sites, taking into account the pros and cons of each. Note was made that the majority of exiting waste transfer lorries would be heading to the east of the county. A key point agreed was that the site of a new Household Recycling Centre should be out of the town, with easy access to the bypass, to keep traffic away from residential areas. Also with limited development sites available for housing within the town, these should be reserved for residential use rather than for use as waste sites. Further issues discussed included:

WD01 – Monkeys Jump - there were some access issues and mitigating measures would be required to protect the AONB;

WD02 – Old Radio Station - considered to be a very suitable site particularly as it was already developed and access issues could be addressed. It would be important for exiting lorries to use the bypass to travel east not to pass through the town;

WD03 – South of Stadium Roundabout - there were concerns about flooding, impact on the cycle path/heritage i.e. Maiden Castle/the AONB and the implications of the Planning Inspector's final report on the Local Plan were mentioned;

WD04 – Charminster Depot - considered to be the best site for the vehicle depot;

WD05 – Stinsford Hill - future potential development to the north of Dorchester was raised and this site was seen to fit with this. Access was good and exiting traffic could travel east very easily. This was considered to be the best site for both a Household Recycling Centre and Waste Transfer Facility.

WD06 – Rainbarrow Farm - due to traffic concerns relating to the Monkey's Jump roundabout, there was uncertainty about the suitability of this site.

WD07 – Loudsmill - Members considered this to be the most unsuitable site for any waste facility due to its proximity to residential housing, the narrow access road much with unsuitable surfacing and restricted exit roads leading to the bypass.

WD08 – Parkway Business Farm - considered to be a potential site for the Household Recycling Centre although the deliverability issues appeared to make it unrealistic. Also the point was made that there could be better use for the site as employment land.

A member of Dorchester Civic Society addressed the Committee advising that the Society considered WD02 to be the best site option and WD05 to be the least suitable site, mainly due to differing timescales for development and the impact on this gateway to the town.

The Committee were pleased to have been given the opportunity to consider the options for future sites.

Recommendation

That Council supports the views of the Planning and Environment Committee and that Dorset County Council is advised that:

- i) Dorchester Town Council supports development of a Household Recycling Centre outside of the town;
- ii) Dorchester Town Council considers that site WD05 – Stinsford Hill – is their first option for a Household Recycling Centre and Waste Transfer Facility with suitable mitigation to protect impact on the landscape environment. Second option would be WD02 – Old Radio Station and third option would be WD01 – Monkeys Jump with mitigation measures to protect the AONB;
- iii) Dorchester Town Council supports WD04 – Charminster Depot as the Vehicle Depot;
- iv) Dorchester Town Council does not support the use of WD07 – Loudsmill – for any use as a future waste site.

Chairman