

Dorchester Town Council

Planning and Environment Committee

3 May 2016

Present: Councillors C. Biggs, R. Biggs, T. Harries, S. Hosford, S. Jones, R. Potter and M. Rennie

Also Present: Councillors J. Hewitt and K. Rice

Apologies: Councillors T. Jones, F. Kent-Ledger and D. Taylor

171. Declaration of Interest

Councillor Potter stated that as a member of WDDC's Development Control Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate on planning applications at this meeting but not vote on the decisions.

Councillor S. Jones stated that as a member of WDDC's Development Control Committee, she would keep an open mind on the planning applications and consider all information available at each stage of the decision process. She would take part in the debate and vote on planning applications at this meeting.

172. Minutes

The Minutes of the meeting of the Committee held on 4 April 2016 were confirmed and signed by the Chairman as a correct record.

173. Minute Update Report

Minute 141/15 (30 November 2015)

The Committee Clerk reported that DCC's Community Highway Officer for Dorchester had advised that he had monitored the parking situation, at the grassed area between Damers and Bridport Road, on a regular basis over the last three weeks and had not found any problems. Members had experience that the parking occurred mainly during the evenings and agreed that they would be happy to place appropriate letters on offending vehicles.

Resolved

- i) That the Minute Update Report be noted.
- ii) The DCC's Community Highway Officer for Dorchester be asked for advice on how Town Councillors could assist in dealing with inappropriate parking on the grassed area between Damers and Bridport Road.

174. Active Travel and Safe Routes to School Project in Dorchester

Wayne Sayers, DCC's Sustainable Transport Manager addressed the Committee giving an update on the Active Travel and Safe Routes to School Project in Dorchester and spoke about his areas of responsibility and projects throughout the Town. Such projects included the DTEP, safety improvements at the access to St Osmunds School, the relocation of Damers School and working the Hardye's School pupils. His team were working with various partners, such as Sustrans and Highways England, towards creating

a travel plan for the whole town, that would complete the current missing links, and they would be reviewing the current position and consulting on future developments. Dorchester did have some difficulties in creating a complete linked plan due to limitations on space in some areas.

Members were encouraged that work was underway to create sustainable transport plan for the whole town taking a strategic approach. Comments were made about specific traffic problems, bus routes and safety concerns, mainly in South Ward, and the impact of all car travel to schools. A point was made about the amount of materials students had to carry to school and without the provision of lockers, this could encourage them to take the car. A request was made that future signage and markings on The Walks be kept to a minimum to preserve its character.

Members were supportive of the work outlined and asked to be consulted about future projects as early as possible.

The Chairman thanked Mr Sayers for his presentation.

175. **Parking Issues – Monmouth Road**

Mr Hartley, a Monmouth Road resident, gave the Committee a powerpoint presentation regarding traffic issues in the Monmouth Road area and the response to the consultation that he, and other residents, had undertaken about these issues and possible solutions.

Members were impressed with the presentation and the amount of work already put in by local residents.

The Committee appreciated that traffic and parking problems had increased significantly in recent times and additional car parking by contractors working at Brewery Square appeared to have made the situation much worse. Members considered that the constructors of Brewery Square and the site owner should be asked to take some responsibility for this and be asked to assist in addressing this.

The Committee discussed possible options for resolving the problems such as residents' parking schemes and single yellow lines. The practical implications of these and their implementation were looked at and Members agreed that both they and the local residents involved needed technical advice from DCC regarding this.

The Committee Clerk reported that she had been advised by Dorset Highways that the Community Highway Officer for Dorchester could be asked for advice on options for resolving traffic/parking issues.

The Committee Clerk was asked to co-ordinate a meeting with appropriate DCC officers, Members and local residents to consider what options would be possible to improve the traffic/parking situation in the Monmouth Road area and what steps then needed to be taken.

Resolved

- i) That the Town Council asks the constructors of Brewery Square and the site owner to assist in addressing the problems caused by contractors working on the site parking in the Monmouth Road area.

- ii) That the Committee Clerk arranges a meeting with appropriate DCC officers, Members and local residents to consider what options would be possible to improve the traffic/parking situation in the Monmouth Road area and what steps then needed to be taken.

176. Parking Issues

The Chairman presented the Committee Clerk's report about possible changes to the way the Committee dealt with requests for new parking restrictions.

The Committee Clerk provided an update to the report following further information received from Dorset Highways. In the light of this information, she suggested that new requests be considered at the July or August and December meetings. Members agreed to this timetable and asked that DCC's Community Highway Officer for Dorchester be invited to these meetings.

With regards to the Committee using the ranking points suggested by DCC, Members considered that they could only usefully use 'opinion' and 'impact' as the other points needed technical knowledge.

Resolved

- i) That the Planning and Environment Committee will consider all future requests for new parking restrictions at their meetings in July or August and December.
- ii) That DCC's Community Highway Officer for Dorchester be invited to the committee meetings when requests for new parking restrictions are considered.

177. Planning Applications

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

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.

178. DTEP Southgate Junction Proposed Traffic Regulation Order (HI1087) - Primary Consultation

The Committee supported DCC's proposals for the changes to Southgate junction as part of the DTEP project.

Resolved

That DCC be advised that Dorchester Town Council supports DTEP Southgate Junction Proposed Traffic Regulation Order (HI1087).

179. Dorset County Council's Draft Community Transport Guidance and Toolkit

Committee members had looked at DCC's Draft Community Transport Guidance and Toolkit on line and noted its contents.

Resolved

That DCC be advised that Dorchester Town Council notes its Draft Community Transport Guidance and Toolkit.

180. Decisions on Planning Applications

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note.

Chairman

Dorchester Town Council

Planning applications considered by the Planning and Environment Committee on 3 May 2016

1. **46 LONDON ROAD, DORCHESTER, DT1 1NE**
WD/D/16/000490
Erect rear extension & alterations to garage
No objection

2. **70 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LB**
WD/D/16/000348
Installation of 2no. television aerials & satellite dish. Replacement of two timber casement rear windows & replacement of external rear door (Retrospective)
Dorchester Conservation Area and Grade II Listed Building
No objection

3. **31 SOUTH STREET, DORCHESTER, DT1 1DD**
WD/D/16/000495
External alteration to shopfront including replacement glazing and entrance doors
WD/D/16/000494
2 No. fascia signs and 1 No. projecting sign
Dorchester Conservation Area
Recommend refusal. The Committee had concerns about the positioning of the proposed outside seating and considered that these would cause obstruction to pedestrians and others at both points. The area outside that linked both parts of 'The Walks' was a very prominent and busy area and the area in South Street was immediate to bicycle racks and Members considered that, in both instances, the mix of seating and pedestrians was not appropriate. It was noted that DCC had already granted a sitting out licence for the premises and a condition of this was that 'a minimum footway width of 1.8m will be required at all times between the seating area and the edge of the footway'. It was unclear if this condition could be met, particularly with the pavement conditions in South Street. Another point raised was that in the design and access statement for the application, mention was made of servicing deliveries being made to the premises at the front in South Street and it was suggested that the applicant be reminded of the Traffic Regulation Order restricting use of South Street at certain times.

4. **3 MILLERS CLOSE, DORCHESTER, DT1 1SS**
WD/D/16/000586 + WD/D/16/000587
Change of Use from B8 to Sui-Generis (Car sales showroom). Remove the existing facade & replace with curtain walling/panelling on the front and both sides. Demolish existing side extension and alter roadside boundary treatments & re-surface car park. Erect 1 x Luminated Totem Advertisement and 4 x Front and side(s) signs
No objection. However there were some concerns about whether the level of customer parking provided on the site would be sufficient.

5. **SUITE B, GEORGIAN HOUSE, DORCHESTER, DT1 1UB**
WD/D/16/000825
Change of use from Office Use (Class B1(a)) to a dwellinghouse (1 no.

self contained flat) (Use Class C3)

This is **not** a planning application. The development is automatically granted planning permission by the above Order unless the local planning authority determines that prior approval is required as to –

- a) Transport and highway impacts of the development;
- b) Contamination risks on the site;
- c) Flooding risks on the site.

No objection

6. **14 PLASSEY CLOSE, DORCHESTER, DT1 2PR**

WD/D/16/000479

Existing single storey extension to be extended up closer to the front of the property. Parapet roof to be removed and replaced with a single pitch roof.

No objection

7. **33B MONMOUTH ROAD, DORCHESTER, DT1 2DE**

WD/D/16/000482

Erection of first floor front extension

No objection

8. **105 CAMBRIDGE ROAD, DORCHESTER, DT1 2JG**

WD/D/16/000675

Erect extension & alterations

No objection

9. **6 WELLBRIDGE CLOSE, DORCHESTER, DT1 2BJ**

WD/D/16/000821

Two storey rear extension and an internal re-model

No objection

10. **49 SOUTH STREET, DORCHESTER, DT1 1DW**

WD/D/16/000685 Listed Building Consent

Replacement of two ATM machines

No objection

11. **8 LOUISE ROAD, DORCHESTER, DT1 2LT**

WD/D/16/000823

Single storey rear extension and internal alterations

No objection

12. **7 DUCHY CLOSE, DORCHESTER, DT1 2EL**

WD/D/16/000822

Replace rear conservatory with single storey rear lean to. New front entrance porch.

No objection