

Dorchester Town Council

Planning and Environment Committee

4 December 2017

Present: Councillors C. Biggs, R. Biggs (Vice Chairman), A. Canning, T. Harries, J. Hewitt, R. Potter (Chairman) and M. Rennie
Apologies: Councillors S. Hosford, S. Jones, F. Kent-Ledger and D. Taylor
Also Present: Councillor G. Duke

36. **Declarations of Interest**

Councillor Potter stated that as a member of WDDC's Planning 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 but not vote on planning applications at this meeting.

37. **Minutes**

The Minutes of the meeting of the Committee held on 6 November 2017 were confirmed and signed by the Chairman as a correct record.

38. **Minute Update Report**

Minute 34/17 – Poundbury Signs

The Committee noted the comments made about Poundbury signage by the Duchy of Cornwall representative at Management Committee on 14 November 2017 and asked for the Duchy to provide an update on changing the signs.

Resolved

That the Minute Update Report be noted and that a letter be sent to the Duchy of Cornwall asking for a progress report on changing the black and white signs to brown tourist signs.

39. **Request for Parking Restrictions**

Mr Johnson addressed the Committee on behalf of the Robins Garth Management Company. He detailed the parking problems being experienced in the cul de sac including the blocking of the private parking spaces, the refuse lorry being unable to gain access on a regular basis, access problems for emergency vehicles and parking on the junction. The problems had worsened over the last year and unfortunately Dorset Police took only limited action. The residents were requesting double yellow lines, similar to those in Lancaster Road and Beech Court, on the north side of the road and around the turning circle.

Dorset County Council's Community Highways Officer for Dorchester commented on the proposal and explained that he thought it was unlikely that the ranking score for such a scheme would be high enough for it to ever be implemented.

Members understood the issues but pointed out that there were similar situations in many areas in Dorchester and even those areas with worse, and dangerous, problems had not scored high enough to be implemented, partly due to the very limited budget for such

works across the county. However, in view of the access problems being experienced by refuse lorries and emergency vehicles, the Committee agreed to support the request for additional parking restrictions in Robins Garth.

Resolved

That Dorset County Council be advised that Dorchester Town Council supports the request from Robins Garth residents for double yellow lines on the north side and turning circle of Robins Garth.

40. **Traffic Regulation Orders – Annual submission to Dorset County Council**
Monmouth Road Area

The Committee Clerk presented her report and advised that since publishing this, she had discovered that Dorset County Council had changed the deadline for receiving requests for new parking restrictions. This had been changed to October rather than December, as previously agreed, and the Town Council had not been advised of this. She also advised that due to budgetary constraints, DCC had now only approved the top 10 scoring requests for implementation in 2018/19 and the outstanding Town Council requests, in the Monmouth Road area, had not scored that highly. Members were unhappy to hear about the change of deadline and agreed to write to DCC to complain about this.

Coburg Road/Edward Road

The Committee Clerk went through the issues relating to the historic proposals to change parking in Coburg Road and Edward Road and the Committee agreed to write to DCC asking what action was being regarding progressing the review of parking arrangements in that area.

Dorchester Middle School

The Committee were informed of the recently reported parking problems being experienced outside of Dorchester Middle School in Coburg Road. The Community Highways Officer for Dorchester advised that the road markings in the area would be refreshed and new signage installed as soon as possible.

Members understood the problems being experienced and agreed that the Town Council should write to Dorset County Council asking them to look into the situation and to do whatever they can to sort out the issues and to take the best, most appropriate, action they can to help resolve these issues.

One point raised by Members was that they thought that the School itself should take a strong stand with parents in pointing out the consequences of parking dangerously and irresponsibly outside of the school and asking them to think about the impact this could have on the safety of school children and others.

Resolved

That the Town Council writes to Dorset County Council:

- i) To complain about the fact that the Town Council was not informed of the change in deadline for the receipt of requests for new parking restrictions;
- ii) To ask what action has been taken regarding the Cabinet resolution of 24 February 2016 agreeing that parking

- proposals for Coburg Road/Edward Road be revisited, re-evaluated and a new design drawn up to go out to public consultation early in 2016; and
- iii) To ask them to look into the parking situation outside of Dorchester Middle School in Coburg Road and to do whatever they can to sort out the issues and to take the best, most appropriate, action they can to help resolve these issues.

41. **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.

41. **Process for requesting works for Pedestrian Access Improvements**

The Committee Clerk presented the report regarding implementing a new process for residents requesting works for pedestrian access improvements and the Committee supported introducing this process.

Resolved

That the process for residents requesting works for pedestrian access improvements be implemented.

42. **Decisions on Planning Applications and Withdrawn Applications**

The Committee noted the decisions on planning applications and withdrawn applications.

The Committee Clerk reminded Members that as West Dorset District Council were no longer carrying out consultation on tree works applications, it would be helpful if they could check DorsetForYou regularly for new applications in their wards.

Chairman

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1. **STRATTON HOUSE, 59-60 HIGH WEST STREET, DORCHESTER, DT1 1UY - WD/D/17/001936**
Remove affected timber caused by rot infection in entrance lobby, treat by specialist, and replace timber with new
No objection
2. **AGRICULTURE HOUSE, ACLAND ROAD, DORCHESTER, DT1 1EF - WD/D/17/002497**
Removal of existing glazed partitions and remove section of existing wall to allow installation of new double doors internally
Recommend refusal. In view of the concerns raised by the Conservation Officer, which the Committee supported, it could not support approval of this application.
3. **HILLFORT HOUSE, POUNDBURY ROAD, DORCHESTER, DT1 2PN - WD/D/17/002495**
Erection of block of 4 flats
No objection
4. **DEPOT, THE BARRACKS, BARRACK ROAD, DORCHESTER - WD/D/17/002623**
Erection of extensions and external alterations
Recommend refusal. The Committee noted the concerns of the Tree Officer and considered that without the full arboricultural information he was requesting, it could not support approval of the application. Additionally, the Committee were concerned that the original features of the building should be retained, in particular the distinctive window treatments.
5. **HM PRISON DORCHESTER, 7 NORTH STREET, DORCHESTER, DT1 1HY - WD/D/17/002493**
Change of use of the main cell blocks & gatehouse to residential accommodation (use class C3) (60 units) with an interpretation space in the gatehouse. Construction of new residential blocks & residential terrace (use class C3) (125 units) & associated landscaping and car parking. Demolition of a number of non-Listed buildings. Alterations to public realm & highways in North Square and The Bow - (Variation of Condition 3 of listed building consent ref. WD/D/16/002698 - approval of materials)
Recommend refusal. The Committee considered that the original planning conditions imposed by the planning authority for planning application WD/D/16/002697 would have been in accordance with paragraph 206 of the National Planning Policy Framework and therefore the Committee supported the retention of the original planning conditions. It was also concerned that by approving external facing materials in a piecemeal way, as each building progressed beyond Damp Proof Course level, this could detract from the overall cohesive finish of the development, detailed in the Masterplan, and impact negatively on the Conservation Area and therefore be contrary to Policy ENV. 4 of the approved Local Plan.
6. **8 BENJAMIN FERREY HOUSE, SOMERLEIGH ROAD, DORCHESTER, DT1 1TL - WD/D/17/002650**
Internal alterations to form mezzanine study over existing kitchen
No objection

7. **29 GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/17/002621**
To undertake internal alterations, a replacement front door and new boundary walls
No objection
8. **1 FARRINGDON CLOSE, DORCHESTER, DT1 2BU - WD/D/17/002500**
Erection of extension
No objection
9. **9 KINGSBERE CRESCENT, DORCHESTER, DT1 2DY - WD/D/17/002345**
Erection of a two storey front extension and enlarge the existing site vehicular access and associated reinforced footpath and taper and dropped kerbing
No objection
10. **10 SOUTH STREET, DORCHESTER, DT1 1BT - WD/D/17/002626**
Installation of 2 no. cast iron grab rails (black) to the main entrance
No objection
11. **CITROEN MMC DORCHESTER, MILLERS CLOSE, DORCHESTER,DT1 1SS - WD/D/17/002624**
Erection of 3 illuminated fascia signs and 1 free-standing double sided pylon sign
No objection
12. **20A GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/17/002655**
Erect 2 No semi-detached properties with off road parking
No objection
13. **OAK HOUSE, POUNDBURY ROAD, DORCHESTER, DT1 1SW - WD/D/17/002646**
Replacement of existing roof
No objection