

Dorchester Town Council
Planning and Environment Committee

4 March 2019

Present: Councillors C. Biggs, R. Biggs, A. Canning, T. Harries, J. Hewitt, S. Hosford, S. Jones, F. Kent-Ledger, R. Potter (Chairman) and M. Rennie

Apologies: Councillor D. Taylor

68. Declaration of Interest

Councillors Jones and Potter stated that as a member of WDDC's Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting.

When the Committee considered the planning applications (see Minute 71), Councillors Canning, Harries, Hosford, Jones, Potter and Rennie declared a personal interest in planning application WD/D/19/000379 as current West Dorset District Councillors.

69. Minutes

The minutes of the meeting of the Committee held on 4 February 2019 had not been included with the agenda. They would be adopted by Council on 26 March 2019 and the Chairman would sign them off, if correct, at the next Committee meeting.

70. Minute Update Report

Minute 55/18 - Petition – Licensed Premises in the Town Centre

The Committee Clerk had received an email from the Head of Community Protection, WDDC advising that he had recently met with representatives from Dorset Police and the Council's Environmental Health and Licensing services and it had been agreed that the multi-agency West Dorset Police Co-ordinating Group, chaired by Dorset Police, would shortly provide a fuller response to the Town Council.

Lubbecke Way and Access to the Household Recycling Centre

The Committee Clerk presented an update on the outcome of the Planning Inspector's examination of the Bournemouth, Dorset and Poole Waste Plan and she circulated an extract of the points relating to the Household Recycling Centre (HRC) at Loudsmill. The Inspector had accepted the additional paragraph that recognised that it was possible that an alternative site could emerge through the review of the Local Plan.

The Committee was very disappointed that the Inspector had not gone further in identifying an alternative site for the HRC particularly as he had stated that there was a clearly identified need for a new HRC in Dorchester and that the existing access road was not of a standard expected to serve an HRC.

A number of Members had attended a meeting with Oliver Letwin MP about Lubbecke Way and the future of the HRC and he had spoken about the Bridport HRC that had been built outside of Bridport off of the A35. Members considered that this site had set a precedent for building a new Dorchester HRC outside of the town and the sooner it was acknowledged that the current site was not fit for purpose the better.

The Committee agreed that the Town Council should write to DCC, WDDC, DWP, the Shadow Dorset Council, followed by the Dorset Council, putting on record the Town Council's

disappointment that an alternative site for the Dorchester HRC has not been identified and asking that urgent consideration be given to providing a modern facility outside of the town. It was also agreed that a letter should be sent to Oliver Letwin MP asking for his support in achieving the Town Council's aims in regards to a new HRC for Dorchester.

An east ward councillor was concerned about the site chosen for the installation of the traffic radar and considered that it was in the wrong position to gather data on speeding traffic. She had hoped that data from the tube would be available to use when DCC's Petitions Panel considered the petition, from local residents, for a 20mph speed limit on 13 March 2019. The Committee Clerk confirmed that the radar had been positioned following advice given from DCC, in good faith, and there was an option to move the radar for an additional week at an extra cost. Members agreed that the radar should be moved to a new position, as identified by Councillor S. Jones, for another week and that both sets of data gathered would be of use.

An east ward councillor expressed her concern at the length of time that DCC was taking to process the two approved TROs for the area and the lack of response from officers. The traffic situation in the road was not improving and residents were still extremely concerned about traffic speeds in particular. The Committee Clerk reported that she had been unable to obtain an update on the progress of processing these two TROs. A county councillor advised that there were now few experienced staff dealing with TROs at DCC, leading to delays, and the impact of reorganisation was having a significant effect on staffing.

Resolved

- i) That letters agreed be sent as set out in Minute 70. above;
- ii) That DCC be advised that the Town Council wishes to commission a second traffic radar in Lubbecke Way, at a site to be identified by Councillor S. Jones;
- iii) That the Minute Update report be noted.

71. 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 in Appendix 1 to these minutes.

72. Planning Issues to Note

Resolved

That the Planning Issues to Note report be noted.

Chairman

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1. **2 SALISBURY VILLAS, SALISBURY STREET, DORCHESTER, DT1 1JY - WD/D/19/000345**
External alterations to remove paint from the lower third of the front south facing elevation and repoint where necessary, Replace a centre-hung existing low profile black conservation roof window with a top hung low profile black conservation roof window.
No comment
2. **26 VICTORIA ROAD, DORCHESTER, DT1 1SB - WD/D/19/000053**
Erect single storey rear extension
No comment
3. **DORCHESTER WEST RAILWAY STATION, GREAT WESTERN ROAD, DORCHESTER, DT1 2LB - WD/D/19/000366**
Construction of new access ramp to provide (step-free) access between Williams Avenue and Dorchester West Station (Platform 1)
No comment
4. **DORCHESTER MUNICIPAL BUILDINGS, HIGH EAST STREET, DORCHESTER, DT1 1HF - WD/D/19/000211**
Re-roofing of the Corn Exchange and apse over the stage
No comment
5. **54 HIGH WEST STREET, DORCHESTER, DT1 1UT - WD/D/19/000235 + WD/D/19/000236**
Change of use of upper parts & rear additions from office to residential use (3no. dwellings).
Retention of shop
No comment
6. **17 BRIDPORT ROAD, DORCHESTER, DT1 2NG - WD/D/19/000175**
Form flat roof rear dormer and rooflight
No comment
7. **THE ROYAL OAK, 20-22 HIGH WEST STREET, DORCHESTER, DT1 1UW - WD/D/19/000501**
Minor alterations to the rear ground floor Doors and window. Replacement of full length window converted to door, to match existing doors. 1No door removed and serving style window installed in its place with brickwork below. Minor alterations to Ground floor, extension of bar and back bar, Internal alterations to Basement to improve staff areas,
Minor alterations internally to First floor, Second and Third Floors to have internal alterations to convert these floors into 8No hotel rooms with en-suite bathrooms. 6No to Second Floor and 2No to Third floor - Variation of condition 1 of Planning Approval WD/D/17/000529
No comment
8. **37 HERRINGSTON ROAD, DORCHESTER, DT1 2BT - WD/D/19/000238**
Erect single storey rear extension and first floor side extension
No comment
9. **107 MONMOUTH ROAD, DORCHESTER, DT1 2DF - WD/D/19/000354**
Erection of rear flat roof extension
No comment

10. **106 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH - WD/D/19/000352**
Two storey side extension forming garage, utility and extending kitchen to ground floor with master bedroom & en-suite to first floor. Single storey front extension forming garage/porch. Variation of Condition 1 of Planning Approval WD/D/17/001283 - Replace drawing No. 2016/13/02C with 2016/13/02D
No comment
11. **22 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/19/000360**
Erect single storey rear extension
No comment
12. **29 JAMES ROAD, DORCHESTER, DT1 2HB - WD/D/19/000348**
Single storey lean-to rear extension forming kitchen & boot room
No comment
13. **SOUTH WALKS HOUSE, SOUTH WALKS ROAD, DORCHESTER, DT1 1UZ - WD/D/19/000379**
Display of non-illuminated signage
No comment
14. **THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY - WD/D/19/000282**
Erection of Pavilion with Cafe, Community Space and Offices
No comment on the planning application.
The Committee was concerned that as a new development the building did not have a lift to access the first floor offices and questioned whether it would be DDA compliant. Points were also made about the need for appropriate lighting around the building for public safety and questions were asked about the availability and hours of opening of the toilets for the public.