

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

2nd APRIL, 2012

At a Meeting of the Planning and Environment Committee held on 2nd April, 2012:

PRESENT The Mayor (Councillor T. James) and Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, R.M. Biggs, T.C.N. Harries, E.S. Jones, Trevor Jones, R.B. Potter, M.E. Rennie, D.S. Roberts and D. Taylor.

APOLOGIES for absence were received from Councillors D.J. Barrett, A.J. Canning, S.C. Hosford and F.E. Kent-Ledger.

68. **ELECTION OF CHAIRMAN**

In the absence of both the Chairman and Vice-Chairman it was

RESOLVED

That the Mayor, Councillor T. James, be appointed Chairman for this Meeting.

69. **MINUTES**

The Minutes of the Meeting of the Committee held on 5th March, 2012, adopted by Council on 27th March, 2012, were taken as read and were confirmed and signed by the Chairman as a correct record.

70. **TRAFFIC – LONDON ROAD**

Further to Minute 16 the Committee noted that the CCTV operators had monitored HGVs coming into Dorchester on three occasions, particularly following the arrival of the ferry into Poole.

The lorries observed all had legitimate reasons for using High East/High West Streets. A Dutch-plated lorry used this route on all three occasions but delivered flowers to various retail outlets in the Town and all the other vehicles stopped at the Top o' Town Car Park.

It was

RESOLVED

That the thanks of this Committee be passed to the CCTV operators.

71. **FOOTPATH LIGHTING – ST HELENS ROAD/CORNWALL ROAD**

Further to Minute 56(c) and Policy Minute 44(a), and in the light of discussions held with the Dorset County Council's Principal Lighting Engineer, the Committee

considered for adoption a draft policy on footpath lighting which would need to be met before the Council would consider using its powers under Section 3 of the Parish Councils Act 1957 to provide public lighting on footpaths.

The Committee considered how many properties would need to benefit from the lighting of a footpath before any scheme could be considered. It was agreed that twenty was an appropriate number and also that the policy should be applied before any further consideration is given to the St Helen's Road/Cornwall Road proposal.

The Clerk informed the Committee that the County Council had agreed to design a scheme to ensure that it complied with national guidelines. The design had now been received and forwarded to the contractor for pricing. The Committee noted that the detailed design work had indicated that two 6 metre lamp columns would be required to meet the appropriate standard.

The Committee noted that the New Streets Section at the County Council was responsible for ensuring that street lighting provision in all new developments which consisted of more than five properties, and which were to be adopted by the County Council, met required standards.

Following discussion it was

RECOMMENDED

- (1) That the draft Footpath Lighting Policy as now submitted and set out at Appendix I be approved.
- (2) That no further action be taken at the present time to consult with the residents of St. Helens/Cornwall Roads until the costs of the proposed scheme are known.

72. **GRASS VERGES – DAMERS ROAD/BRIDPORT ROAD JUNCTION**

Further to Minute 63 the Committee noted that Dorset Police had viewed the vehicles parked at this location and in their opinion were doing so due to the volume of vehicles needing to park in this area. It was the opinion of the Police that any alternative parking would be likely to result in vehicles being parked in potentially dangerous locations. The Committee noted that case law had established that no action could be taken against drivers of vehicles parked on grass verges unless there was an actual danger or obstruction to users of the highway. The view of the Police was that no action could be taken in this case.

Following discussion it was

RESOLVED

That the Town Clerk be asked to investigate possible planting on highway verges in and around the Town.

73. **NATIONAL PLANNING POLICY FRAMEWORK**

The Committee received and noted for information the National Planning Policy Framework which had been published by the Government on 27th March, 2012.

74. **LORNTON WALK – ACCESS**

The Committee consider whether to request the Dorset County Council to provide signage at the bottom of Lornton Walk to enable easier access by delivery lorries and residents to their properties in Lornton Walk.

Following discussion it was

RESOLVED

That the Town Clerk be requested to ask the Dorset County Council for appropriate line markings at the entrance to Lornton Walk to discourage parking and to ease access for the residents.

75. **DORSET COUNTY COUNCIL**

(a) **Dorset Highways Capital Programme – April 2012 to March 2013**

The Committee received and noted the Dorset Highways Capital Programme of works from April, 2012 to March, 2013.

(b) **Victoria Park – Residents Parking Survey**

The Committee considered whether to suggest to the County Council that a residents parking survey be carried out in Louise Road, the outstanding part of Alice Road, Cambridge Road from Alice Road to Marie Road and the outstanding part of Marie Road to Cambridge Road in the light of a petition received from residents of Louise Road.

Following discussion it was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council requesting that a residents parking survey be carried out as soon as possible and that the section of Windsor Road between Damers Road and Cambridge Road be also included.

(c) **Consultation on National Cycle Network – Dorchester Upgrades**

The Committee received and considered a letter and drawing dated 23rd March, 2012 highlighting the proposals to upgrade the cycle route between Sawmills Lane and Max Gate. The Committee also noted that there was a potential for cyclists to speed on the new wider shared routes.

The Committee expressed their concern that the two elders on the footpath between Lucetta Lane and Buckingham Way would be felled.

Following discussion it was

RESOLVED

- (1) That it is this Committee's opinion that the trees on the footpath between Lucetta Lane and Buckingham Way should remain but if there is no alternative to felling then the County Council should replace them with substantial new trees.
- (2) That adequate signage should be erected on all the shared space routes.
- (3) The Committee object to the proposed removal of the 'key clamp' fencing at Herrington Road at the end of Sawmills Lane
- (4) That the Town Clerk be requested to ensure that the County Council has consulted with the Dorchester Area Partnership's Access Group in respect of the proposals.

(d) Wilson Road – Disabled Parking Bay

The committee noted that an application had been received for a disabled parking bay on the eastern side of Wilson Road, 12 metres south of its junction with St. George's Road.

76. **WEST DORSET DISTRICT COUNCIL**

(a) Street Naming – Louds Piece

The committee considered a possible street name for the Louds Piece development, in the light of the developer's suggested 'Henchard Close'.

It was

RESOLVED

That the development should be named 'Louds Piece, Alington Avenue'.

(b) Street Name Sign – Britannia Way

The Committee considered a request from the District Council for a new street name sign to be erect at the entrance to Britannia Way at the junction with Roman Road.

It was

RESOLVED

That no objection be raised to this request.

(c) Tree Works – Applications

The Committee received and noted the following tree work applications which had been forward to all ward members for their consideration:

- To fell 1 Macrocarpa at Clandon House, 32 Prince of Wales Road;
- To fell 1 Ash at St. Georges Church;
- To crown thin 2 Beech by approximately 20% at 1 Fourgates;
- To lift the height of branches of 1 Evergreen Oak overhanging 1 Friars Close at The Trumpet Major, Alington Avenue;
- To reduce 1 Cherry, 2 Holly, 1 Laurel and 1 Pittosporum at 4 Queens Avenue;
- To reduce 2 Sycamore and 1 Silver Birch and fell 1 Conifer at Icen Cottage, 32 Icen Way;
- To reduce 1 Ash at Salisbury Mew, High Street, Fordington;
- To carry out crown reduction on 1 Monterey Cypress and reduce 1 Sycamore at 29 Queens Avenue.

(d) Tree Works – Approvals

The Committee noted that the following tree works had been approved by the District Council:

- To cut back 1 Macrocarpa at 2 Edward Road;
- To reduce 2 Ash by 10% at 55 Acland Court.

77. **BUS SHELTER – WEYMOUTH AVENUE**

The Committee considered a request from a Member for the provision of a bus shelter in Weymouth Avenue opposite Tesco as the area was very exposed to weather and this bus stop was heavily used by the public.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council suggesting that a bus shelter be provided in this area.

(Councillors E.S. Jones and R.B. Potter left the meeting at this point.)

78. **PLANNING APPLICATIONS**

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

It was

RESOLVED

That the comments on the various planning applications as now agreed and set out at Appendix II be notified to the West Dorset District Council.

Chairman

DORCHESTER TOWN COUNCIL

POLICY ON FOOTPATH LIGHTING

This Policy sets out the conditions which must be met before the Council will consider using the powers granted by Section 3 of the Parish Councils Act 1957 which enable it to provide public lighting to footpaths.

Any such provision will only be considered where –

- (a) there is significant and frequent pedestrian footfall during hours of darkness;
- (b) there is an acknowledged and documented problem of crime and/or anti-social behaviour during hours of darkness (the informal advice of the Police and the Community Safety Section of West Dorset District Council will be sought in respect of this requirement);
- (c) a minimum of twenty properties would directly benefit from the lighting of the footpath concerned and the proposed provision is supported by a minimum of two-thirds of the occupiers of those properties (it is the responsibility of those proposing the provision to demonstrate this level of support which should be demonstrated on the attached pro-forma);
- (d) the proposal is supported by a majority of Town Councillors for the Ward in which the footpath is located.

Any lighting provided must comply with Dorset County Council's street lighting specification and policies and will be subject, *inter alia*, to any part-night lighting regime in force for the time being. If the criteria set out in this Policy are met, the Council will engage Dorset County Council to design a lighting scheme appropriate for its proposed location to ensure that the Town Council has no residual public liability following completion of any scheme. These arrangements will ensure that Dorset County Council adopts the light(s) following completion. To this end, all works must be carried out by Dorset Lighting Limited.

Before proceeding with any installation which might be agreed the Council will itself consult with the occupiers of any properties considered likely to be directly affected by light intrusion following commissioning to ensure that they are aware of the possible effects on them. The Council reserves the right to abandon any proposal previously agreed if this process reveals significant objections.

PETITION IN SUPPORT OF THE PROVISION OF FOOTPATH LIGHTING

<INSERT DESCRIPTION OF FOOTPATH>

We, being residents of properties directly affected by the proposal to install lighting to the footpath mentioned above, **SUPPORT / DO NOT SUPPORT** the proposal as indicated below.

If we have signified support we recognise and acknowledge –

- that installation of any lighting scheme will require excavation of and along the surface of the footpath;
- that the lighting will be provided using 6 metre high columns equipped with luminaires appropriate to the location;
- that any lighting provided will be affected by the Dorset County Council's policy for part-night lighting and that this will mean that the lights will be turned off between (approximately) 1.00am and 6.30am in the summer and between (approximately) midnight and 5.30am in the winter;
- that, while every care will be taken to specify appropriate luminaires, it is possible that there will be light cast beyond the confines of the footpath to be lit and into adjoining properties and their curtilages.

Signature	Name	Address	Support?

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 2nd April, 2012:

1 10936

First floor extension to enlarge existing bedroom at 12 Armada Way. 1/D/12/0199

No objection.

2 10937

Erect two storey side and single storey rear extensions at 1 Rothesay Road. 1/D/12/0236

No objection.

3 10938

Two storey front extension at 59 Queens Avenue. 1/D/12/0130 (CA)

No objection.

4 10939

Replacement of existing roof sheeting materials & gutters. Provision of 2No timber windows at the former IPL Building, Paceycombe Way. 1/D/12/0217

No objection. The Council welcome this application.

5 10940

Replacement of existing timber open trolley bays with new covered timber trolley bays at Tesco. 1/D/12/0175

No objection.

6 10941

Erect single-storey extension at 32 Maiden Castle Road. 1/D/12/0285

No objection.

7 10942

Erect extension (to form MOT test bays) at The Compass Garage, The Grove. 1/D/12/0306 (CA)

No objection.

8 10943

Variation of condition 4 of P.P. 1/D/11/000014 to allow windows to be white upvc not timber at 2 St. George's Road. 1/D/12/0319 (CA)

No objection. However the Council request that the design of the new windows should be in keeping with building.

9 10944

Variation of condition 3 of planning permission ref 1/E/03/2352 to allow 20 auction days and 20 viewing days per annum at Dukes Grove Auctions, Grove Trading Estate. 1/D/12/0242

No objection.

10 10945

Extensions and alterations at Icen Mead, Icen way. 1/D/12/0336 (CA)

No objection.

11 10946

New healthcare centre to replace existing facilities at Dorchester Prison. 1/D/12/0372 (CA & Grade II LB)

No objection.

12 10947

Demolition of existing flat roof extensions, provision of new single storey extension and alterations to form Dental Surgery, and erect detached building to include a replacement flat at Avenue House, South Walks Road. 1/D/12/0307 (CA)

No objection.

13 10948

Conservation Area consent for the demolition of existing flat roof extensions at Avenue House, South Walks Road. 1/D/12/0308 (CA)

No objection.

14 10949

Erect two storey extension to front at 74 Manor Road. 1/D/12/0311

No objection.

15 10950

Construct building 8 for B1 use at Unit 8, Parkway Farm Business Park. 1/D/12/0313

No objection.

16 10951

Widen vehicular access. Removal of wall & reposition gate posts (retrospective) at 28 Icen Way. 1/D/11/1854 (CA)

No objection.