

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

28th MAY, 2012

At a Meeting of the Planning and Environment Committee held on 28th May, 2012:

PRESENT The Mayor (Councillor A.J. Canning) and Councillors K.E. Armitage, C.S. Biggs, R.M. Biggs, T.C.N. Harries, S.C. Hosford (in the Chair), E.S. Jones, Trevor Jones, T.F. Loakes, R.B. Potter, M.E. Rennie, D.S. Roberts and D. Taylor.

APOLOGIES for absence were received from V.J. Allan and F.E. Kent-Ledger.

1. MINUTES

The Minutes of the Meeting of the Committee held on 30th April, 2012, adopted by Council on 22nd May, 2012, were taken as read and were confirmed and signed by the Chairman as a correct record.

2. PARKING – HOLLOWAY ROAD AND HARVEY’S TERRACE

The Committee received and considered an e-mail from a resident of Harvey’s Terrace seeking the Committee’s support for a residents parking scheme in the area.

A Member suggested that parking restrictions were required in Durnover Court and Holloway Road to ease on-road congestion in this area. She also suggested that the Mill Street Housing Association be approached asking them to possibly sub-let their garages and that local residents could apply stickers to vehicles known to be parking in this area to attend their place of work suggesting they use the Park and Ride facility.

The two Members of the Committee who are also County Councillors explained to the residents the County Council’s policy on residents parking schemes and informed them that the County Council would not consider any further schemes until 2013 and then it would take two years to implement thereafter if a scheme was ultimately approved.

In response to a question from a resident regarding the new town centre redevelopment it was explained that car parking was not a planning consideration.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council asking them to reconsider implementing a Residents Parking Scheme for the area of Holloway Road, Harvey’s Terrace and Durnover Court.

(Councillor T.F. Loakes declared an interest in this matter as a resident of Holloway Road)

3. **DORSET COUNTY COUNCIL**

(a) **Lornton Walk – Access**

Further to Minute 74 (2011-12) the Committee received and noted a letter dated 17th May, 2012 from Dorset County Council Highways indicating that they were not in a position to comply with this Council's request as Lornton Walk is neither adopted highway nor footpath.

A Member suggested that parking restrictions could be placed at the end of Garland Crescent leading to Lornton Walk.

The Clerk informed the Committee that she had contacted the developer of Thomas Hardye Gardens who would be producing evidence that his company was in possession of a Section 38 Highways Adoption Agreement confirming that all the roads and walkways in this area had been adopted by the Dorset County Council.

It was

RESOLVED

- (1) That the County Council be requested to consider parking restrictions in Garland Crescent leading to Lornton Walk.
- (2) That the copy Highways Adoption Agreement be forwarded to the Dorset County Council and that they be requested to reconsider the request set out in Minute 74 (2011-12).

(b) **Bus Shelter – Weymouth Avenue**

Further to Minute 77 the Committee received and noted a letter dated 17th May, 2012 from Dorset County Council's Highways Department indicating that this Council's request for a bus shelter in Weymouth Avenue had been passed to the Dorset Passenger Transport Department for consideration.

(c) **Requests to Dorset County Council**

The Committee received and considered a letter dated 27th April, 2012 from the Traffic Engineering Manager indicating that all future requests for speed limits, weight and parking restrictions, traffic calming, sign and lines must be submitted on-line by all town and parish councils and that local members would be responsible for obtaining written evidence to confirm sufficient local support for any proposed scheme.

Following discussion it was

RESOLVED

That the Town Clerk be requested to seek clarification from the County Council as to what

was required and whether there was a pre-prepared document available that local Councillors could complete indicating that they had sought the necessary support.

(d) Waiting Restrictions – Lancaster Road/Earls Close

Further to Minute 43 the Committee received and noted a letter dated 27th April from the local County Councillor to a resident of Lancaster Road explaining that, following discussions with relevant officers at the County Council, it had been concluded that no Traffic Regulation Order was required in this area.

It was

RESOLVED

- (1) That no further action be taken.
- (2) That The Dorset County Council's Traffic Engineering Team Manager be invited to attend a future meeting of this Committee to discuss with Members the outcome of this Council's Traffic Regulation Order list submitted in 2011.

(e) Temporary Road Closure – Charles Street

The Committee noted that Charles Street would be closed from Monday, 14th May until Friday 1st June 2012 to allow for the installation of a new foul sewer.

(f) Diamond Jubilee – Street Parties

The Committee noted that temporary road closures had been granted for Diamond Jubilee street parties as follows:

- Kingsbere Crescent - 10.00am to 7.00pm - Sunday 3rd June
- Grosvenor Road (southern section) - 10.00am to 4.00pm - Monday, 4th June
- South Court Avenue (part) - 2.00pm to 6.00pm - Monday 4th June
- Mountain Ash Road - 2.00pm to 8.00pm - Monday 4th June.

(g) Temporary Road Closure – Dorchester Carnival and Street Fair

The Committee noted that parts of Fairfield Road, Maumbury Road, Cornwall Road, High West Street, High East Street, Church Street, Acland Road and part of South Walks Road and Weymouth Avenue would be closed between 5.45pm and 7.30pm and New Street and the lower part of South Street from 6.45am to 3.30pm on Saturday, 16th June for the purpose of Dorchester Carnival Procession and Street Fair.

4. **WEST DORSET DISTRICT COUNCIL**

(a) **New Local Plan for Weymouth and West Dorset**

The Committee noted that a drop-in event would be held in the Corn Exchange between 1.00pm and 7.00pm on Tuesday, 26th June when members of the public would be able to discuss the Plan with planning officers.

The Clerk confirmed that she would contact the Spatial and Community Policy Manager inviting her to attend a special meeting of this Committee to discuss with Members the detailed policies and site proposals affecting Dorchester.

A Member expressed her concern that the special meeting was required before the event on 26th June. The Clerk reiterated that the new draft Local Plan had not yet been received and a detailed report would need to be written by the Town Clerk for Members to have a structured meeting to reach its conclusions.

(b) **Tree Works**

The Committee noted that the following tree work applications had been forwarded to Ward Members for their consideration:

- To fell 1 Cedar at 27 Damers Road;
- To carry out works to reduce 1 Conifer and 3 Birch at 31 Queens Avenue

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

- To fell 1 Sycamore at 4 Alfred Place;
- To fell 1 Leylandii, 2 Willow, 1 Holm Oak and 1 Lawson Cypress and to crown raise 1 Ash at Heritage Automotive, The Grove;
- To fell 1 Flowering Cherry and 1 Holly at 3 Albert Road.

5. **GREENINGS COURT – PFI STREET LIGHTING REVISION SCHEME**

The Committee received and considered a drawing showing the amendments to the proposed lighting scheme to be installed at Greenings Court.

It was

RESOLVED

- (1) That the revised scheme be approved as far as this Committee is concerned.
- (2) That the Clerk be requested to forward a copy of the revised scheme to local residents for their consideration.

6. **RIVER WALK – CYCLING PROHIBITION ORDER**

The Committee considered an e-mail from Inspector Fry of Dorset Police requesting the Council's support for the rescission of the Cycling Prohibition Order on the River Walk between Hangman's Cottage and London Road.

Following discussion it was

RESOLVED

That the Committee supports the rescission of this Order.

7. **INFORMATION REPORTS**

The Committee noted the reports that had been circulated for information.

A Member informed the Committee that, having requested the calling in of Planning Application 10952, the District Council's Shop Fronts Policy was in future no longer to be used to assess the quality of an application.

The Committee considered the Dorset County Council grass cutting programme and concern was expressed that the second cut scheduled for May had not been carried out. A Member suggested that this Council should consider leaving areas in its parks and public open spaces un-mown to attract wildlife.

It was

RESOLVED

- (1) That the Town Clerk be requested to contact the West Dorset District Council requesting confirmation that the Shops Front policy has been superseded and requesting a copy of the current guidance.
- (2) That the Town Clerk be requested to have discussions with the Dorset County Council regarding the feasibility of this Council assuming responsibility for highway amenity grass cutting in the town and that the matter be further considered by the Policy Committee.
- (3) That the Management Committee be requested to consider the feasibility of leaving areas in the Council's parks and open spaces uncut.

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

8. **PLANNING APPLICATIONS**

- (a) Appeal – PA 1/D/11/1709 – 7 Alexandra Terrace – Erect Central Chimney Stack, Rear Flue & Alterations to Ground Floor, replacing Windows with French Windows

The Committee notes that an Appeal had been lodged with the Planning Inspectorate against the District Council's refusal of the above application. The Appeal would proceed by way of a hearing on or after 29th May, 2012.

- (b) Generally

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 I be notified to the West Dorset District Council.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 28th May, 2012:

1 10966

The siting of a static decontamination container at Dorset County Hospital. 1/D/12/0467

No objection.

2 10967

Demolition of concrete panel garage with asbestos roof and construction of a new brick and slate double garage at 1 Albert Road. 1/D/12/0607 (CA)

No objection.

3 10968

Change of use from B1 to B8 use class and the replacement of roof sheeting and gutters and provision of 2 timber windows as indicated on plans at the former IPL Building, Paceycombe Way. 1/D/12/0623

No objection.

4 10969

Listed Building consent for damp proofing to middle parts of front and rear walls using the Holland Damp Proofing System at 36 High Street, Fordington. 1/D/12/0658 (Grade II LB & CA)

No objection.

5 10970

Change of use to provide mixed use B1 & A2. Proposed new external door, installation of air conditioning compressor, & ramp to new door at Suite A, Arch Point House, 7 Queen Mother Square. 1/D/12/0478

No objection.

6 10971

Listed Building consent for alterations to form walk-in wardrobe and bathroom on second floor. Alterations to first floor kitchen at 38 & 38a South Street. 1/D/12/0702 (CA & Grade II LB)

No objection.

7 10972

Erection of a single storey side extension. Removal of current brick porch to be replaced by larger UPVC porch at 8 Arnhem Green. 1/D/12/0696

No objection.

8 10973

Listed Building consent for a replacement roof and remove existing door and construct a new wall. Internal alterations at Dorset County Museum, High West Street. 1/D/12/0703 (CA & Grade II LB)

No objection.

9 10974

Listed Building consent for change of use of the lower ground, ground and first floor from A3 to residential. Retain residential use to the second and third floor storeys but convert to flats. Replace rear outbuildings with a new build, one bedroom, single storey flat. Provide 7 no. one bedroom flats in total. at 5 High East Street. 1/D/12/0569 (CA & Grade II LB)

No objection. However, the Council are of the opinion that the proposal to retain the shop front is not advantageous to the redevelopment and should be replaced with the window style on the first and second floors.

10 10975

2 No. three storey detached houses at Units 7 & 8, Sector 2.27, Poundbury. 1/D/12/0627

No objection.

11 10976

Single storey side extension at 6 Lancaster Road. 1/D/12/0408 (CA)

No objection.