

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

7th JANUARY, 2013

At a Meeting of the Planning and Environment Committee held on 7th January, 2013:

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

In attendance:
Councillor D.J. Barrett.

APOLOGIES for absence were received from Councillors C.S. Biggs, S.C. Hosford, Trevor Jones, F.E. Kent-Ledger and D. Taylor.

52. **NEW LOCAL PLAN FOR WEST DORSET, WEYMOUTH & PORTLAND –
ALTERNATIVE SITES CONSULTATION**

Further to Minute 47(a) the Committee welcomed Jo Witherden and Sally Lloyd-Jacob from West Dorset District Council who were attending the Meeting to discuss with Members further possibilities for residential development in and adjacent to Dorchester.

Ms. Witherden informed the Committee that the District Council was proposing further changes to the draft Local Plan in response to the large number of objections received from residents in Beaminster, Crossways and Sherborne to the proposed housing allocations at Hollymoor Lane, Beaminster, Crossways and Barton Farm, Sherborne.

She informed the Committee that census information had been used to assess future housing needs and despite the draft Local Plan showing a shortfall in proposed development the District Council was of the opinion that the allocation was about right. However, the District Council would decide shortly whether to increase Dorchester's housing allocation.

The two main areas proposed for significant housing development were land to the north of the water meadows and the land south east of the Town, west of Alington Avenue allotments, both of which were outside the current Town boundary.

In response to a question Ms Witherden confirmed that there would be a further round of consultation with Dorchester residents, hopefully from the end of January to mid-March, 2013.

In response to another question it was confirmed that the land to the north of the A35 bypass adjacent to Castle Park would not be considered, despite a recent leaflet drop to the residents of Castle Park by a potential developer.

Concern was expressed that the infrastructure within the Town could not at present sustain the predicted 3000 plus houses. Members also were strongly of the opinion that significant improvements would need to take place to the link road in Alington Avenue onto the A35 together with all pedestrian links in this area. Another

Member expressed his concern that the District Council was proposing to build houses on prime farming land against their current Local Plan policies. Members also expressed concern that both sites now suggested for development could increase the flooding risk for the Town.

In response to a question the District Council officers acknowledged that a boundary review would be required.

The Chairman thanked the officers for their attendance at the Meeting.

53. **MINUTES**

The Minutes of the Meeting of the Committee held on 3rd December, 2012, a copy of which had been circulated to all Members of the Committee, were taken as read and were confirmed and signed by the Chairman as a correct record.

54. **DORSET COUNTY COUNCIL**

(a) **Temporary Road Closures**

The Committee noted that the County Council would be closing the following roads:

- Durngate Street – 17th January, 2013 to allow Wessex Water to carry out permanent reinstatement works;
- Maumbury Road – 5th to 8th March, 2013 to allow Dorset County Council to carry out resurfacing works;
- Weymouth Avenue – 11th to 16th March, 2013 to allow Dorset County Council to carry out resurfacing works.

During consideration of this item Members expressed their concerns that the road markings in Kings Road indicating the roundabout had still not been repainted. Concern was also expressed regarding the large number of potholes in and around the Town.

It was

RESOLVED

- (1) That the Town Clerk be requested to write to the Dorset County Council suggesting that the reinforcement of the road marking in Kings Road is now a matter of urgency.
- (2) That the Town Clerk be requested to ascertain the County Council's policy regarding the repair strategy for all the potholes currently in the Town's roads.

(b) **National Cycle Network – Crossing at Druids Walk to Maiden Castle Road**

The Committee received and considered the plans for the completion of the route from the crossing point at Sawmills Lane/Druids Walk to Maiden Castle Road.

Following discussion it was

RESOLVED

That the Dorset County Council be informed that this Council fully supports this scheme.

(c) South West Coaches Bus Service 210 – Portland, Weymouth, Dorchester

The Committee noted with regret that with effect from 4th February, 2013 South West Coaches would be withdrawing Service 210 which operated between Portland and Dorchester via Weymouth.

(d) Introduction of a Disabled Parking Bay outside 19 Alfred Road

The Committee noted that the formal notice had now been published for the introduction of a disabled parking bay on the western side of Alfred Road, from the boundary of 17/19 to the boundary of 19/21.

55. **MONMOUTH ROAD**

The Committee considered a request from a resident of Monmouth Road requesting either a residents parking scheme or a 20 mile per hour speed limit.

Following discussion it was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council suggesting the introduction of a 20 mph speed limit in Monmouth, Alfred and Cromwell Roads.

56. **DOG FOULING**

At the request of a Member the considered the general problem of dog fouling in the Town and in particular on the River Walk.

The Chairman informed the Committee that the Dorchester Heritage Committee and the Management Committee would be considering this problem at their next meetings.

Following discussion it was

RESOLVED

- (1) That the Town Clerk be requested to write to the West Dorset District Council suggesting that restrictions are rigorously enforced by the dog warden.
- (2) That the dog warden and a representative from Environmental Health be requested to attend a future meeting of this Committee to

discuss with Members the remit of the dog warden and their stance on persistent offenders.

57. **INFORMATION REPORTS**

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

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

58. **PLANNING APPLICATIONS**

(a) **Installation of a Broadband Cabinet – Woodlands Crescent**

Further to Minute 51(b) the Committee noted that approval had been given for the siting of a broadband cabinet in Woodlands Crescent.

(c) **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.

(Councillor T.C.N. Harries declared an interest in planning applications 6 & 13 as a member of his family worked for Dorchester Rugby Club)

During consideration of the planning decisions notified to this Council by the West Dorset District Council a Member expressed her concern that the signage recently erected on roundabouts did not conform to the planning approval in that they were incorrectly situated on the roundabouts and the name of the roundabout was not incorporated within the advertisement.

It was

RESOLVED

That the Town Clerk inform the West Dorset District Council that the planning approval is not being adhered to and suggesting that the enforcement officer take action.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 7th January, 2013:

1 11094

Erect two storey side and single storey front extensions at 24 Shaston Crescent. 1/D/12/1319

No objection.

2 11095

To erect a conservatory to the north elevation at 4 Ladock Green. 1/D/12/1620

No objection.

3 11096

Change of use to allow storage, distribution and sale of hard wall and floor covering and associated products and/or Class B2 use and/or Class B8 use and elevational changes at 31-33 London Road. 1/D/12/1651

No objection.

4 11097

Erect 1.2metre high fence to north boundary with pedestrian gate at 15 Maiden Castle Road. 1/D/12/1643

Recommend refusal. The Council object to the height of the proposed fence with regard safety on the public footpath.

5 11098

Make internal and external alterations. Erect first floor extension above existing kitchen extension with an attached two storey extension. Modify southern canopy at 33a London Road. 1/D/12/1526

No objection.

6 11099

Single storey extensions on south elevation to provide en-suite facilities to existing changing rooms at Dorchester Rugby Club. 1/D/12/1646

No objection.

7 11100

New MOT bay. Replace sliding and folding doors with roller door at Maiden Castle Garage.
1/D/12/1609

No objection.

8 11101

Erect a two storey side extension, and a flat roofed rear extension at 9 Garfield Avenue.
1/D/12/1607

No objection.

9 11102

Build retaining wall at 8 Wilson Road. 1/D/12/1525

Recommend refusal. The Council have grave concerns regarding land ownership on this site.

10 11103

Single storey rear and side extension at 23 South Court Avenue. 1/D/12/1722

No objection.

11 11104

Four self contained two bedroom flats with carer overnight accommodation for adults with learning disabilities at Cambridge Court, Poundbury. 1/D/12/1676

No objection.

12 11105

Proposed new boundary wall and fence on the east elevation. At 56 Prince of Wales Road.
1/D/12/1656 (CA)

Recommend refusal. The proposal will not enhance the Conservation Area and the Council also object to the potential loss of the green corridor.

13 11106

Install two storage containers - 20' x 8' (6.1m x 2.4m steel shipping containers) at the level of the lower southern pitch at Dorchester Rugby Club, Coburg Road. 1/D/12/1706

No objection.

14 11107

Erect extension at 12 Damers Road. 1/D/12/1818

No objection.