



# DORCHESTER TOWN COUNCIL

Council Offices, 19 North Square, Dorchester, Dorset. DT1 1JF  
Telephone: (01305) 266861 Fax: (01305) 266085

**Adrian Stuart, Town Clerk**

23<sup>rd</sup> April 2014

Dear Sir or Madam,

**A MEETING of the PLANNING AND ENVIRONMENT COMMITTEE will be held in the COUNCIL CHAMBER, MUNICIPAL BUILDINGS, DORCHESTER on MONDAY 28<sup>th</sup> APRIL 2014 commencing at 7.00pm.**

I hope that it will be convenient for you to attend.

Yours faithfully,

Town Clerk

## **Public Rights to Speak**

If any member of the public wishes to speak at this meeting they may be allowed to do so at the discretion of the Chair. It would be helpful if anyone who wishes to address the Committee made their desire known to the Chair before the meeting starts: anyone allowed to speak will be expected to confine their comments to the matter in hand and to be as brief as is reasonably possible.

## **Declaration of Interests**

Members are reminded that the Code of Conduct requires Members to declare pecuniary interests or disclosable non-pecuniary interests where appropriate. A member who declares a disclosable pecuniary interest defined by the Code must leave the room unless a suitable dispensation has been granted. A Member who declares a disclosable non-pecuniary interest may take part in the meeting and vote.

## **AGENDA**

- 1. APOLOGIES FOR ABSENCE**
- 2. MINUTES**

To read, confirm and sign the Minutes of the Committee held on 31<sup>st</sup> March 2014 (copy attached).

- 3. MINUTE UPDATE REPORT**

To receive and consider the minute updates reported (attached).

#### **4. DORCHESTER AREA COMMUNITY PARTNERSHIP**

Further to Minute 83/12 (29 April 2013), to receive and consider the report of the Dorchester Area Community Partnership from November 2013 to March 2014 (enclosed). Representatives of the Partnership will be attending the meeting to answer any questions from Committee members.

At the meeting held on 29 April 2013, it was agreed that Dorset Area Community Partnership should provide quarterly reports to the Town Council and the Committee is now asked to consider if it wishes to change the frequency of such reports, to say twice yearly.

#### **5. PLANNING APPLICATIONS FOR COMMENT**

To receive and comment on the planning applications received from West Dorset District Council (list attached).

#### **6. REVIEW OF WEST DORSET DISTRICT COUNCIL'S PLANNING APPLICATION REQUIREMENTS CHECKLIST**

Further to minute 89/13, Members met to consider the consider West Dorset District Council's revised local validation checklist requirements and the Town Council's response to this. There had been concerns raised about the removal of the Environmental Statement/Tree Survey/Arboricultural Implications/Open Space Assessment/Parking Provision and Travel Plan from the revised checklist. However, it was noted that these items may now be covered within remaining requirements of the checklist or no longer be required by legislation. A summary of the changes between the old and new checklist is attached.

**Recommendation:** That the Planning and Environment Committee submits a comment to West Dorset District Council stating that, subject to receiving confirmation that the Environmental Statement/Tree Survey/Arboricultural Implications/Open Space Assessment/Parking Provision and Travel Plan are covered within remaining requirements of the checklist or are no longer be required by legislation, it supports the revised local validation checklist requirements. However, if these assessments/statements/plans are not covered, the Town Council requests that they are kept in the revised local validation checklist requirements.

#### **7. REQUESTS FOR PARKING RESTRICTIONS**

To consider requests for parking restrictions in the following areas:

Herrington Road – A resident has concerns about parking opposite the allotments during the day and apparently this is becoming a hazard for vehicles getting out of D'Uberville Close.

6 Fourgates Road – A resident is seeking restrictions to stop all day parking at this point in the road as cars are mounting the pavement at this corner site and knocking down the boundary wall.

#### **8. CHANGES TO THE ROUTE OF FIRST BUS COMPANY'S NUMBER 31 BUS SERVICE**

To consider the following information provided by Dorset County Council's Passenger Transport section regarding the changes to the route of First Bus Company's Number 31 bus service:

‘We have received registrations for changes that First will be introducing to service 31 Axminster - Bridport - Weymouth from the 25th May 2014. This is a commercial service run without financial support from the County Council. The revised service will be renumbered X31 and will run between Axminster, Lyme Regis, Bridport and Dorchester. It will no longer continue to Weymouth - through passengers will be advised to change to other services that run along the Weymouth - Dorchester corridor.

As a result of this, passengers who currently travel to/from Littlemoor or Preston on this service will not have the same opportunities although First has revised an existing service and numbered it 14. This will provide some journeys from Portland to Dorchester via Preston and Littlemoor. They are weighted towards the earlier part of the day and there is not a direct evening peak journey return.

Additionally, with the exception of a morning peak hour journey to Dorchester and an evening peak hour return, the bus will no longer go through Martinstown and Winterborne Steepleton. Both these villages will still have a weekly Wednesday service with one shoppers journey to Dorchester and return and Martinstown will also have the Monday to Friday service 211 to Weymouth with one return journey each day.

The changes will undoubtedly cause concern but as we are no longer subsidising service 31, we cannot make the company run through the villages, or insist that the service continues to Weymouth. We will explore whether there are any alternatives but without extra funding, it is likely that we will be considering whether either of the villages could support a car scheme or dial - a - bus type of operation. The company has made the changes to increase capacity on the Western end of the route, particularly between Lyme Regis and Bridport and to aid the reliability of the service so that train connections can be met at Dorchester South Station and Axminster.

Sunday journeys on X31 have been increased and will be hourly and Sunday services on service X53 will be reintroduced.’

## **9. PROHIBITION OF CYCLING – DRUIDS WALK, DORCHESTER**

Dorset County Council is proposing to introduce a Traffic Regulation Order (TRO) prohibiting cycling along Druids Walk, Dorchester (map attached) and the Town Council is asked for its comments on this proposal.

The purpose of the proposed TRO is to prevent the likelihood of danger to pedestrians along the linked footpath (known as Druids Walk) in connection with the new cycleway and Toucan Crossing on Weymouth Avenue.

## **10. WEST DORSET DISTRICT COUNCIL**

### **Decisions on Planning Applications and Withdrawn Applications**

To note the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council’s comments) and withdrawn applications (list attached) etc.

## **11. URGENT ITEMS**

To consider any other items which the Chairman or the Town Clerk decides are urgent.

## **Planning and Environment Committee – 28 April 2014**

### **Minute Update Report**

#### **1. Minute 82/13 (3.3.14) – Dorchester Transport and Environment Plan**

The first meeting of the DTEP member led working group took place on 10 March 2014, and minutes of the meeting have been circulated as part of the Town Clerk's weekly briefing. The key issues from the minutes, for the Town Council to act on, were as follows: -

- It was agreed that the Town Council is to nominate a second representative to the Group;
- The Town Council would co-ordinate community engagement regarding proposals during 2014;
- The second representative is the subject of a recommendation from the Selection Committee to Council.

With regard to community engagement, the following channels are available: -

- The Town Council's 'Dorchester News' newsletter, plus [dorchester-tc.gov.uk](http://dorchester-tc.gov.uk) and access to [dorsetforyou.com](http://dorsetforyou.com) can be used for general updates during the summer;
- During the summer, it is proposed that the Town Council creates a Residents' Panel, representative of the Town as a whole, to test emerging ideas coming out of the County Highways Team;
- Once a final proposal is identified, the Town Council will need to consider whether to call one or more public meeting or use drop in sessions, to present these proposals to residents and businesses.

The first step is to establish a Residents' Panel. It is proposed that a short article in May's 'Dorchester News' will update residents on the latest position for the Plan and offer residents the chance to put themselves forward to offer their views on any new proposals via a Residents Panel. Members will select a number of residents, who represent both the hot spots already identified and other parts of town, possibly 10 – 15 depending on the level of interest expressed. County officers can present ideas to the Panel and get early face to face feedback from its members. In particular, the Town Council will contact the residents who spoke at the Planning and Environment Committee in December 2013 when the last set of proposals were considered. Additionally, the Town Council will use links with Dorchester BID and the Chamber of Commerce, Industry and Trade to get the views of local businesses on any new proposals. The Residents Panel is likely to meet no more than 2 - 3 times between the end of May and early September.

#### **2. Minute 84/13 (3.3.14) - Post Box Monmouth Road**

Royal Mail advise that when the Post Office in Monmouth Road was sold and converted into an office building the new landlords requested that Royal Mail remove the post box as they wished to carry out building work in this area. The Collections Manager for Dorchester has also confirmed however, that there are currently no plans to close other post boxes in the DT1 postcode area of Dorchester.

#### **3. Minute 80/13 (31.3.14) – Request for Parking Restriction in Millers Close**

Following the Town Council requesting parking restrictions in the lay by in Millers Close, Dorset County Council have now given further advice regarding this request. 'The status of Millers Close has been checked and it is a privately owned road. That being the case DCC will not consider the introduction of parking restrictions unless the owner of the road requests it and is prepared to cover the costs. Even then it is unlikely

to be approved unless there are serious mitigating circumstances. Parking in a lay-by that causes no obstruction or danger and is on privately owned land does not fit the bill. Given the above, DCC is unable to consider this request for action. Mrs Saunders will have to take this issue up with the owner of the road/estate and she has now been advised of this.'

4. **Minute 88/14 – Parking in the Queen’s Avenue Area**

A letter was sent to Dorset County Council on 8 April 2014 as per the Committee resolution. This was copied to Committee members, Oliver Letwin MP, several Dorset County Councillors and a number of residents.



## Report to Dorchester Town Council Policy & Environment Committee 28.4.2014

- **Steering Group** – The latest meeting was held on 10<sup>th</sup> February. Various issues were discussed, including the SWAT analysis requested by WDDC, the litter Campaign poster competition and safer routes to school.
- **Community Lunch** – The latest Community Lunch held on 20<sup>th</sup> March, was attended by 36 people. The theme was Arts & Culture in the Dorchester area. Mark Tattersall, Artist Director of Dorchester Arts, gave a great presentation, which was bought alive with video clips of performances. 2014 looks set to be a lively year for performing arts in Dorchester. Over lunch there was evidence of a lot of good networking taking place, new links and ideas for working in partnership between groups were formed.  
Magna Housing Association has generously agreed a grant to continue these events for 2014 -2015.
- **Cycle Route from Broadmayne** – The proposal has been agreed by all partners and has been submitted to DCC . We await DCC's response. But in the meanwhile we research other funding opportunities.
- **Training** – Pauline has been involved in two courses held for community groups in Dorchester since February. Successful Funding and Legal Structures. Overall 8 local Dorchester area people attended.
- **Dementia Friendly Dorchester** – Pauline meet with Jo the project manager to share info regard local community contacts. It has been agreed that the DACP will sign up to this initiative.
- **Policies & Procedures**- A Communications Policy was agreed at the steering group meeting in February. This gives the Partnership a framework with regard its publicity and communications.
- **Dorchester Transport & Environment Plan** – The partnership is keen to be involved in discussion with other local partners regarding how we contribute to the next round of consultation to ensure that there is a co-ordinated response and in particular that the issue of safer routes to schools across the town in included.
- **DACP Annual Assembly** – The Annual Assembly will be held on Tuesday 29<sup>th</sup> April, 4.30pm at The Dorford Centre. Our Speakers are Phil Gordon, Project Director of Dorchester Business Improvement District and Fred Horsington, Cerne Valley Neighbourhood Planning Group.
- **Newsletter** – The DACP annual newsletter is complete, it includes news from projects in Dorchester and the surrounding villages. I will be distributed at the Annual Assembly and circulated to others after this date.
- **CommuniTea** – Our summer alternative to the Community Lunch, will be held on Thursday 19<sup>th</sup> June.

3.00pm – 5.30pm. The theme will be Health & Wellbeing. Venue to be confirmed.

- **Try This... (Skills Share Project)** – Plans for the 2014 event have started. It will be held for 7 days, Sat 20<sup>th</sup> – Sat 27<sup>th</sup> September (except Sunday). With a large event on the first and last Saturdays. It is very pleasing that at least 75% of people whom shared skills in 2013 are indicating they would like to be involved again this year.  
The group are also keen to invite new people to get involved and share their skills.
- **Puddletown Friends Group** - This is in the early stages of development. An outline for a friends group has been discussed with local people.
- **Crossways** - We are researching the feasibility of organising a community lunch in Crossways later in the year.

## Dorchester Town Council

### Planning and Environment Committee – 28 April 2014

#### Planning applications to be considered

Applications can be accessed via:

[dorsetforyou.com/Home/Environment and Planning/Planning/Planning Applications/Planning Application Search/West Dorset District Council](http://dorsetforyou.com/Home/Environment%20and%20Planning/Planning/Planning%20Applications/Planning%20Application%20Search/West%20Dorset%20District%20Council), or

[http://webapps.westdorset-dc.gov.uk/PlanAppsWDDC/\(S\(zi0g3h55hwqiqt55gp32yuqy\)\)/pages/ApplicationSearch.aspx](http://webapps.westdorset-dc.gov.uk/PlanAppsWDDC/(S(zi0g3h55hwqiqt55gp32yuqy))/pages/ApplicationSearch.aspx)

1. **WD/D/14/000674 (Retrospective)**  
**17 MAUMBURY ROAD, DORCHESTER, DT1 1QN**  
Installation of 4No roof mounted air conditioning plant. alter access surface treatment from tarmac to medium tamp finish concrete. Install a secure newspaper/magazine external store (retrospective)
2. **WD/D/14/000481 (Advertisement Consent)**  
UNIT 2, ANTELOPE WALK, DORCHESTER, DT1 1BE  
Overdoor fascia texts and projecting sign units
3. **WD/D/14/000758 (Variation of Condition)**  
HILLFORT HOUSE, POUNDBURY ROAD, DORCHESTER, DT1 2PN  
Conversion and extension of vacant office to 8No. 2 bedroom flats and 4No. 1 bedroom flats with associated parking and amenity space with amendment of planning approval 1/D/12/000927 to remove condition 9 which requires the area within the blue line to be made available for use as amenity space for occupiers of the approved development
4. **WD/D/14/000701**  
Alterations to existing site layout internally, to accommodate business requirements. New signage to support a BMW dealership to BMW (UK) current retail standards.  
**WD/D/14/000702 (Advertisement Consent)**  
New signage to support a BMW dealership to BMW (UK) current retail standards.  
WESTERLY, 88 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PS
5. **WD/D/14/000782**  
123 MONMOUTH ROAD, DORCHESTER, DT1 2DF  
Single and two storey extension to end of terrace house
6. **WD/D/14/000501**  
9 LONDON ROAD, DORCHESTER, DT1 1NF  
Amendments to previously approved scheme 1/D/13/000726 for change of use, building works and other alterations to provide a two bedroom mezzanine dwelling.




## West Dorset District Council Weymouth & Portland Borough Council

The following table summarises the current local requirements taken from the adopted checklists of West Dorset District Council and Weymouth and Portland Borough Council. The requirements have been separated into two columns which list the requirements which we propose to keep and then those which we propose to remove.

What we propose to keep	What we propose to remove
Affordable Housing Statement	Daylight/sunlight Assessment
Air Quality Assessment	Design and access statement
Biodiversity Survey and Report	Economic statement
Flood Risk Assessment	Environmental Statement
Heritage Statement	Foul drainage
Land Contamination Assessment	Landscape impact
Land/Ground Stability Report	Lighting Assessment
Planning Obligation Statements	Marketing report
Technical Appraisal for Essential Rural Workers Dwellings	Noise Assessment
Telecommunications	Open space assessment
Retail Impact Assessment/Sequential Test	Parking Provision
Transport Assessment	Photographs and photomontages
Scaled drawings with a scale bar OR annotated dimensions	Planning Statement
	Site waste management
	Statement of Community Involvement
	Structural Survey
	Sustainability Assessment
	Travel Plan
	Tree Survey/Arboricultural Implications
	Ventilation/Extraction Statement
	Water quality assessment



<p><b>The County of Dorset</b> Dorchester – Druids Walk – Prohibition of Cycling</p>		<p>Mike Harries Director County Hall Dorchester DT1 1XJ</p>	
<p>Dorset County Council </p>	<p><b>Scale</b> Not to Scale</p>	<p><b>Date</b> 14/04/14</p>	<p><b>Drawn by</b> CM</p>
<p>Environment &amp; Economy Directorate</p>	<p><small>Reproduced from the 2002 Ordnance Survey 1:1250/1:2500 scale Land Line maps with the permission of The Controller of Her Majesty's Stationery Office, Crown Copyright. Dorset C.C., County Hall, Dorchester, Licence No. LA078570</small></p>		<p><b>Drawing No.</b> 2066/1/180</p>

## **Dorchester Town Council**

### **Planning and Environment Committee – 28 April 2014**

Decisions on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications etc reported at the meeting on 28 April 2014.

1. **1/D/13/000818**

LITTLE MAEN, 37 PRINCE OF WALES ROAD, DORCHESTER, DT1 1QE

Demolish existing garage and build a two storey dwelling

Planning application withdrawn.

Dorchester Town Council comments: Having heard representations from local residents and discussed the application in full, the Planning and Environment Committee judged that the planning considerations of the application were very finely balanced and therefore they requested the appropriate ward councillors, who were also West Dorset District Councillors, to request that the application be referred to the District Council's Development Control Committee as there were material planning reasons such as loss of neighbourhood amenity and overlooking to be considered.

2. **1/D/13/000900**

2 x 48 sheet poster boards to the south elevation facing Lidl. (Advertisement)

Planning permission refused.

Dorchester Town Council comment: No objection

**Appeal Ref: APP/F1230/H/13/2206503**

**Heritage Automotive Ltd, The Grove, Dorchester, Dorset DT1 1XU**

Decision: The appeal is dismissed

Conclusion: That the appeal should be dismissed as the signs are detrimental to the interests of amenity.

3. **WD/D/14/000514**

8 HIGH EAST STREET, DORCHESTER, DT1 1HS

Render Gable Wall

Planning permission approved

Dorchester Town Council comment: Recommend Refusal. Rendering the gable wall would adversely affect the character and exterior of the building. This development neither preserves nor enhances the Conservation Area or this Listed Building. The Committee would recommend that the gable wall is repointed, with like for like materials, to maintain its appearance and the red brick finish. The development is considered to be unacceptable and contrary to Policies DA7, SA19 and SA21 of the West Dorset District Local Plan (2006), Policies ENV4 and ENV10 of the Emerging West Dorset and Weymouth and Portland Local Plan and Section 12 of the NPPF (2012).