



Dorchester Town Council

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30 July 2014

Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 4 August 2014 at 7.00pm.

Adrian Stuart
Town Clerk

Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please ask the Chairman before the meeting starts. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose pecuniary or non-pecuniary interests where appropriate. A Member who declares a pecuniary interest must leave the room unless a suitable dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

Membership of the Committee

Councillors V. Allen, K. Armitage, C. Biggs, R. Biggs, A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie, D. Roberts (Vice Chairman), D. Taylor and P. Mann (the Mayor ex-officio)

1. Appointment of Vice Chairman

Following the resignation of Councillor D. Roberts as Vice Chairman of the Planning and Environment Committee, due to health reasons, the Committee are required to appoint a Vice Chairman for the remainder of the 2014/2105 municipal year. In the absence of the Chairman, Councillor S. Hosford, the newly appointed Vice Chairman will take the chair for this meeting. In the event of a Vice Chairman not being appointed, it will be necessary for the Committee to appoint a Chairman for the meeting.

2. Apologies and Declarations of Interest

3. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 30 June 2014 (adopted by Council on 22 July 2014).

4. Minute Update Report

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

5. **Planning Applications for Comment**

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

6. **Request for Parking Restrictions**

To consider a request for parking restrictions in the Cromwell Road Area (background information attached).

7. **Street Naming**

To consider, and express, the Town Council's preferences for the street names of spur roads within the development, going under the sales name of "St Georges Meadow", of 54 homes between Lubbecke Way to the north and St Georges Road to the south (Plan attached and full details via:

<http://webapps.westdorset-c.gov.uk/planningapps/pages/Planning.aspx?App=1%2fD%2f09%2f001378>

8. **Dorset County Council's Draft Local Flood Risk Management Strategy**

Dorset County Council's Draft Local Flood Risk Management Strategy is now available for public consultation. As a Lead Local Flood Authority, Dorset County Council's Flood Risk Management team has a duty to produce and maintain a Local Flood Risk Management Strategy. The Strategy sets out their vision of: "*working together to manage local flood risk in Dorset so communities are resilient and prepared for flooding*".

The Town Council has been asked to consider how the Strategy will impact on its community and provide any feedback/comments about the Strategy.

The relevant documents are available via the following links:

Full Strategy:

<https://www.dorsetforyou.com/media.jsp?mediaid=195464&filetype=pdf>

Summary Strategy:

<https://www.dorsetforyou.com/media.jsp?mediaid=195463&filetype=pdf>

Feedback Form:

https://www.dorsetforyou.com/media/swf/6/o/flood_risk_management2.htm

9. **Tree Works**

Further to concerns raised by Town Councillors at the meeting on 3 February 2014, about tree works applications on this site, the Committee Chairman has requested that the Committee considers and comments on the following tree works applications:

THE PRESBYTERY, CULLIFORD ROAD NORTH, DORCHESTER, DT1 1QG
WD/CA/14/00236

Fell - 1No Sycamore, 1No Norway Maple, 1No Cypress Surgery to 1No Beech

<http://webapps.westdorset-dc.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD/CA/14/00236>

WD/TP/14/00234

Fell - 1No Beech and 1No Sycamore Surgery to - 1No Plane, 1No Lime, 1No Beech, 5No Norway Maple, 6No Sycamore and 4No Horse Chestnut.

<http://webapps.westdorset-dc.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD/TP/14/00234>

(Extract from Application attached with printed version of agenda).

Note: When Tree Preservation Order 782 was made, a number of trees on the site did not satisfy the criteria to be included within the Tree Preservation Order and these are the trees that are now covered by Application WD/CA/14/00236, being in the Conservation Area. The trees that satisfied the criteria and were of a good enough standard were included in Tree Presentation Order 782 are covered in Application WD/TP/14/00234 and the Tree Officer has the right to refuse any part of this Application.

10. 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 etc (list attached).

11. Urgent Items

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

Planning and Environment Committee – 4 August 2014

Minute Update Report

1. **Minute 96/13 (28 April 2014)**

Prohibition of Cycling – Druids Walk, Dorchester

When the Town Council gave its response to DCC regarding the prohibition of cycling along Druids Walk, Dorchester and it requested that Dorset County Council takes urgent action to find an alternative cycle route to link Weymouth Avenue and the Castle Park estate.

DCC have now advised that they are considering making an alternative route through Minerva Close.

2. **Minute 100/13 (28 April 2014)**

Changes to the route of First Bus Company's Number 31 Bus Service

DCC have provided the following information about the provision of serves to local residents:

‘Unfortunately there is no budget provision to augment the residual X31 journeys provided by First and the other subsidised local bus services already provided through the village. At their Cabinet meeting last December, where a reduction of £822,000 in the supported services budget was decided upon following a county-wide consultation exercise, elected Members were keen to ensure that communities where subsidised bus services were used, retained at least a weekly link to a town. In that respect Martinstown is still provided with more local bus services as there is also a five day per week service 211 to Weymouth and a weekly service 61 to Dorchester.

However the Dorset Passenger Transport team has regular liaison meetings with First and are keen to find cost neutral ways of enhancing the provision on the X31 service for Winterborne Steepleton and Martinstown. A number of suggestions have been made to the bus company who are currently considering their winter timetables. But as this is a commercial route, First are under no obligation to adopt these ideas or make any changes to their services.’

3. **Minute 3/14 (2 June 2014)**

Her Majesty's Prison Site

A letter was sent to WDDC in that the Town Council is involved in the production of a robust Development Framework for the development of the Dorchester Prison site.

A response has been received from Hilary Jordan, Spatial and Community Policy Manager, WDDC advising:

‘The prison site is an important development opportunity for Dorchester: WDDC is already in active discussion with the Ministry of Justice's agents and providing advice on planning issues, such as the requirements for affordable housing provision.

Preparing development briefs of master plans for such sites is often a very helpful means of steering the development, in particular because it enables early public engagement in developing ideas and options. This process however take some time if the development brief is to be adopted as a Supplementary Planning Document and carry some weight in planning decisions. This is not always possible in the timescales in which a decision on an application has to be made.

Furthermore, there have been a number of recent successful legal challenges to Supplementary Planning Documents in other areas of the country, in cases where these documents identified sites for development that were not already located in the Local Plan. We are seeking additional legal advice in this currently, but the implications seem to be that development allocations can only be made in Local Plans, or other ‘development plan documents’ that have been subject to an independent examination process. This would add to the length of preparation time, and as you will be aware we also have all our resources focused on taking the Local Plan through examination later this year.

I think it is therefore unlikely that we would be able to prepare a development brief in an appropriate timescale and in a form which would carry sufficient policy weight to make a difference to any development proposals. There are however other means of achieving the

potential benefits, including ensuring that the prospective developers undertake public consultation, and preparing informal 'concept statements' to provide the developer with information about how we see the site being developed.'

Ms Jordan has offered to attend a future Town Council meeting to discuss options further with our Members.

The Town Clerk and Chairman of the Planning and Environment Committee met with the Chairman of Dorchester Civic Society and an independent planning advisor to consider what action the Town Council should take in influencing and making a positive contribution to the development of the Dorchester Prison site. Following this meeting, the Council agreed to engaging the planning advisor to draw up a 'Position Statement' on behalf of the Town Council and the Civic Society. This document has now been drafted and discussed with representatives of the Ministry of Justice and Jones Lang Lascalles (MoJ's agent). It has now been sent to all Town Councillors for comment before it is finalised. The final version will be considered by the Planning and Environment Committee on 1 September 2014 before passing on to Council on 23 September 2013.

4. **Minute 5/14 (2 June 2014)**

Parking Permits

WDDC were advised that the Town Council was requesting DCC to review its Residents' Permit Scheme policy and asked that it noted the possible implications to planning applications and their S106 agreements resulting from any changes to the Residents' Permit Scheme policy.

WDDC has confirmed that they take advice from DCC on transport and road safety implications of development proposals and they will make sure they are appraised of any changes to the permit scheme that could have implications for future planning.

5. **9/14 (2 June 2014)**

New Household Recycling Centre in Dorchester

The Dorset Waste Partnership have advised that DCC, Poole and Bournemouth Borough Councils recently consulted on issues to be addressed through creating a new Waste Plan for the County and this identified a need for improved facilities for Dorchester.

In preparing a new Waste Plan, DCC planning officers are looking for potential opportunities for alternative sites for a Household recycling centre in Dorchester. The DWP is supporting them in this work. This process is at an early stage and is ongoing and the Planning Authority is not able to discuss specific sites at this stage.

WDDC confirm that the provision of the Household Recycling Centre is the responsibility of the County Council as waste disposal authority, though the District Council has in the past supported the process of site identification by including land for this use within the adopted Poundbury Development Brief.

The new Waste Plan refers to the need for both household recycling and waste transfer facilities in Dorchester. DCC is currently assessing a range of potential sites based on the comprehensive site identification exercise, though this has not yet concluded. There will be further consultation on a draft Waste Plan, including sites, next year.

6. **Minute 13/14 (30 June 2014)**

Planning Applications (Stratton House)

Following the last Committee meeting, WDDC were advised of Members' concerns about developers making financial contributions in lieu of providing affordable housing in new developments within the Town.

A response has been received for WDDC:

'Negotiations with the developer of the Stratton House site on affordable housing and infrastructure provision are ongoing. While the developer has proposed making financial

contributions towards affordable housing, this is still under discussion and has not yet been accepted.

Both the adopted and emerging local plans seek 35% affordable housing provision with new housing development. We do look to provide these homes on the application site as our first preference, but will negotiate contributions as an alternative when this is not possible. All provision is however subject to the viability of the development proposal, in order to make sure that these requirements do not prevent the development taking place.

In the case of the development proposals at Stratton House, our own viability assessment (for the site as a whole) indicated that there were likely to be some viability issues. This means that it is unlikely that 35% affordable housing on the site could be achieved, though it was considered that a reduced level of provision, either on site or through contributions, would be possible. Should we be able to reach agreement with the developer for some provision (whether on site or through contributions) then the application will need to come back to the Development Control Committee for this to be considered.'

7. Minute 14/14 (30 June 2014)

Car Parking Guidance Signs

All Dorchester Town Councillors have been asked to report problems with to report errors with the Car Parking Guidance Signs and Real Time Bus Information to the Committee Clerk for onward transmission to Dorset County Council. There is also the facility to report such problems via DorsetForYou.

Dorchester Town Council

Planning and Environment Committee – 4 August 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, or

<http://webapps.westdorset->

[dc.gov.uk/PlanAppsWDDC/\(S\(z0g3h55hwqigt55gp32yuqy\)\)/pages/ApplicationSearch.aspx](http://webapps.westdorset-dc.gov.uk/PlanAppsWDDC/(S(z0g3h55hwqigt55gp32yuqy))/pages/ApplicationSearch.aspx)

1. **WD/D/14/001533 (Advertisement Consent)**
WD/D/14/001532
30 TRINITY STREET, DORCHESTER, DT1 1TT
Replace existing site signage with 2no new entrance canopies and a wall mounted sign
Conservation Area and Grade II Listed Building
2. **WD/D/14/001654 Listed Building Consent**
3 BREWERY SQUARE, DORCHESTER, DT1 1HX
Alteration of existing shop front, Installation of awning and proposed signage
Conservation Area and Grade II Listed Building
3. **WD/D/14/001539**
KINGS ARMS HOTEL, 30 HIGH EAST STREET, DORCHESTER, DT1 1HF
Proposed self contained biomass boiler container
Conservation Area
4. **WD/D/14/001379 (Retrospective)**
55 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY
Erect new boundary fence
5. **WD/D/14/001454**
ROWAN HOUSE, 2 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW
To replace existing wooden sash windows with Upvc double glazing matching existing profiles and mechanisms
Conservation Area
6. **WD/D/14/001214**
10-24 HEATHCOTE CLOSE, DORCHESTER, DT1 1EY
Replacement of existing white painted timber windows with white UPVC DG windows.
Conservation Area
7. **WD/D/14/001795**
SOMERLEIGH COURT, SOMERLEIGH ROAD, DORCHESTER
Demolition of faceted 3-storey bay to east gable of Somerleigh Court and addition of larger 3-storey faceted bay with parapet roof forming a total of 3 additional rooms. Addition of new subservient square extension at first and second floor over existing void and parking area on north gable of Somerleigh Court, allowing 4 new ensuite rooms. Minor internal rearrangements to Somerleigh court, allowing the formation of 1 additional nursing room. (Creation of 8 additional rooms in total). Minor internal rearrangements to ground floor of Edgecumbe Manor to improve existing communal facilities.
Conservation Area and Grade II Listed Building

8. **WD/D/14/001878**
33 MONMOUTH ROAD, DORCHESTER, DT1 2DE
Change of use from retail (Use Class A1) to a 1No. Bedroom flat (Use Class C3)

9. **WD/D/14/001836**
102 MONMOUTH ROAD, DORCHESTER, DT1 2DQ
Demolition and replacement of existing Garage. Demolition of existing single storey outbuilding and provision of a new single storey extension and associated internal alterations.

Planning and Environment Committee – 4 August 2014

Request for Parking Restrictions - Cromwell Road Area Background Information

The Town Council has been aware of issues with parking and access in this area for some time and it was last discussed at the Traffic Panel on 2 September 2013:

'Alfred Road/Cromwell Road/Monmouth Road and Manor Park

The Alfred Road area had been considered as the next priority for a residents' parking scheme but as the problems in the area had eased a little it was probably worth waiting to consult with residents.

There were pockets that experienced greater parking problems than others and residents in fairly close proximity were having differing experiences in relation to parking.

Members agreed that better signage of alternative car parking provision at Dorchester South Station could alleviate some problems and West Dorset District Council should be approached to consider this.

It was suggested that the timescales for new residents' parking schemes etc should be discussed with Dorset County Council (DCC) to ensure that the Town Council is in the best possible position to progress any schemes it supports at the appropriate time. DCC should also be asked for their advice on the priority and viability of schemes to ensure the best use of resources.

Ward Members agreed to publish a ward newsletter to inform their residents of the Council's actions.'

Since that discussion, the Town Council has been approached by several more residents raising concerns about parking and access issues in the area and they have provided the following information:

1. The issues are still there, but obviously hugely magnified given the gas works currently being done. Obviously this has made it almost unbearable as a resident of Monmouth Road. More importantly the gas company literature states that they liaised extensively with the County Council and residents to alleviate the inconvenience that would be caused - this is clearly not true as nobody on Monmouth Road that I have spoken to has been consulted! The problem we have now is that Monmouth Road was made one way during the gas works and this has alleviated some of the problems, however people are now ignoring the signs and driving the wrong way making it even more dangerous.

The problem with parking still remains. Workers from the centre of Dorchester are still parking on Monmouth Road during the day, users of the station are still parking on Monmouth Road, including those that have used the train to get to airports and go on holiday - we regularly have cars outside our houses for 2 week periods. There is still the problem of lorries trying to offload supplies to Londis and customers who use Londis parking on the double yellow lines. We all fully support the shop and commuters rights' to use the station but either there is not enough parking for local people or they are not using it, instead parking their cars on Monmouth Road. Residents' parking and an allotted area for Londis customers would, in my opinion, alleviate some of the problem.

2. The basics issue remain although have been more of an issue over the past months due to the engineering works. Monmouth Road has been nothing short of chaos and the work has been a long and painful process that residents appear to have had no information about and this in conjunction with lack of space for residents to park has I'm sure not just made myself but my neighbours exceedingly frustrated.

However, back to the parking issue. It remains a problem. People taking the train for work or

potentially long holidays whilst leaving their vehicles outside your address is so annoying but we of course have no grounds to complain because at this time they are allowed to do it! Not only do drivers do this but as they are unaware of the parking issues that we have cars are frequently abandoned in between spaces therefore taking up additional room. It is hugely frustrating particularly when we pay a decent amount of council tax!

Residents parking would be such a positive thing on this road that has a good neighbourhood spirit and I am happy that my view is shared by many many others.

3. I write regarding Cromwell Road and the serious parking issues regularly encountered, together with a couple of other connected matters.

As mentioned, I have had cause to inform the Police a couple of times in the last two weeks that thoughtless parking was obstructing large vehicles from manouvering through into Cromwell Road and the small gaps left were merely enough for my little Ford Ka to get through! **Extending the yellow lines** recently put around one corner would solve this issue (to include all along one side at the bottom end of Cromwell Road by the railway line to around the corner into Alfred Road) The Police investigated and have advised me to inform the council each time in future to do something about this. I am extremely concerned for access of the emergency vehicles, ambulance, fire-engines, as well as the larger delivery vans/lorries and work vehicles. The police say the cars concerned when I called were not local and needless to say I would like to support a residence parking scheme in this area.

Yesterday, the councils own **dustbin lorry was unable to get around** through the gap and our bins were therefore uncollected and left on the street all day (they came for them next day but this must regularly cause disruption to schedules and be costly and time consuming to revisit routes).

My concern is heightened since my daughter had an appendectomy over the week-end and since we or anyone else in the road may ever have to call for the emergency services at any time, we are all at risk every day this issue is not addressed.

On a positive note, the **one way traffic system** that has been put in place down **Monmouth Road** for the duration of the gas works, works extremely well and has been a pleasure to use - could this be implemented as a permanent improvement - it should not be costly to set up a few signs.

I hope you will be able to put these items on the agenda of your next meeting (4th August) and that an application to extend the **yellow lines** can successfully be put to the highways department with the other suggestions.

Dorset Police advise that there have been a number of complaints about parking in this area.

The Dorset Waste Partnership has had some access issues and details of these may be available at the meeting.

Dorset County Council already have on file a request from Dorset Police for measures around the junction of Cromwell and Alfred Road.

With regards to DCC's position on Residents' Parking Schemes, the following issues are taken into consideration:

1. Does the request have the support of a significant majority of residents?
2. Do properties in the roads concerned have off-street parking or the ability to create it?
3. Is the area close to the town centre and subject to high levels of parking?
4. Are there any parking restrictions already in place?

Following this, a lengthy survey of parking practices would have to take place if a scheme was considered. This monitors vehicle numbers, times of day etc. ownership (residents/commuter), availability of spaces, likely permit issue to ascertain if the scheme would be self-financing and not a burden on the public purse.

Dorchester Town Council

Planning and Environment Committee – 4 August 2014

Decisions on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications etc reported at the meeting on 4 August 2014.

1. **WD/D/14/001209**

69 QUEENS AVENUE, DORCHESTER, DT1 2EP

Two storey side extension and single storey rear extension. Side extension to form Store, Covered Porch, Utility, Extended Kitchen & Living Area to ground floor. Two bedrooms to first floor.

Town Council comment: No objection

Planning application withdrawn

2. **WD/D/14/001338**

21 - 23 FORDINGTON DAIRY, ATHELSTAN ROAD, DORCHESTER, DT1 1FD

Replacing all windows and doors at the property from timber to UPVC. Colour match to original Chapel Green

Town Council comment: No objection

Planning permission refused:

The proposed UPVC windows and doors do not exhibit the same quality of appearance as the existing timber fenestration, the fine profiles of the timber mullions will not be replicable in UPVC, given its standardised sections, and hence will result in a complete change in the extant pattern of fenestration. The timber windows were originally specified to Nos. 21-23 in order to respect the character of the neighbouring converted Listed Buildings, pertaining to the former Fordington Dairy, forming a cohesive piece of development rather than an incongruous addition. As such, it is considered that the proposal fails to preserve or enhance the character of the Conservation Area and will be of detriment to the character of the application building, the character and setting of the surrounding Grade II/II* Listed Group and, moreover, contrary to Policies: SA20, SA21 and DA7 of the West Dorset District Local Plan (2006).

3. **WD/D/14/001366**

WD/D/14/001367 Listed Building Consent

Internal refurbishment and addition of external ATM

3 CORNHILL, DORCHESTER, DT1 1BA

Town Council comment: WD/D/14/001366 and WD/D/14/001367 – Recommend refusal. The installation of an external ATM in the bay window fails to preserve the special architectural and historic interest of the Grade II* Listed Building and it would neither preserve nor enhance the character of the Conservation Area. The placement of the ATM on this prominent elevation of the building is considered unacceptable. In addition, it is considered that the advertisement, by reason of its vivid colour and prominence, has a similar detrimental effect on the Listed Building and the Conservation Area.

As such the development is contrary to Policies SA21 and DA7 of the Adopted West Dorset Local Plan (2006), Policy ENV 4 of the Emerging West Dorset and Weymouth and Portland Local Plan and Part 12 of the NPPF (2012).

Planning applications withdrawn

4. **WD/D/14/001377**

INTEGRATED PHOTOMATRIX LTD, PACEYCOMBE WAY, POUNDBURY, DORCHESTER, DT1 3SY

Change of use of building from B1 to dual B1/B8 (storage) use with variation of condition 3 of planning approval WD/D/14/000486 to amend wording of condition and operational times

Town Council comment: The Committee recommended that, to protect the amenity of nearby residents,

the opening hours on a Saturday should be 9.00am to 2.00pm.

Planning permission approved: Planning Condition 3 - Use of the premises for purposes within Class B8 of The Town and Country Planning (Use Classes) Order 1987 (as amended) shall be subject to the following restrictions: (1) the use hereby approved is for storage only and not for a distribution centre; and (2) there shall be no deliveries to or from the premises, and no operational activity within the service yard of the premises, before 0700 or after 1900 on Mondays to Fridays inclusive, before 0800 or after 1300 on Saturdays, or at any time on Sundays, or public holidays. REASON: To safeguard residential amenity in accordance with West Dorset District Local Plan policy DA6 (Privacy, Daylight and General amenity).