



# Dorchester Town Council

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27 August 2014

**Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 1 September 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. Allan, K. Armitage, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie, D. Roberts, D. Taylor and P. Mann (the Mayor ex-officio)

## **1. Apologies and Declarations of Interest**

## **2. Minutes**

To confirm and sign the Minutes of the meeting of the Committee held on 4 August 2014 (copy attached).

## **3. Minute Update Report**

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

## **4. Planning Applications for Comment**

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

## **5. Dorchester Prison Site**

Further to Minute 3/14 (2 June 2014) and Minute Update 3 reported to the meeting of the Planning and Environment Committee on 4 August 2014, the Committee is asked to receive and consider the Joint Position Statement of the Town Council and Dorchester Civic Society on the Future Development and Uses of the Dorchester Prison Site (attached) with a view to recommending this Statement to Council for approval at its meeting on 23 September 2013.

## **6. Request for Parking Restrictions**

To consider a request for parking restrictions in Maiden Castle Road (background information attached).

## **7. Dorset County Council's timetable for the consideration of requests for parking restrictions**

Over 2013/2014, Dorset County Council advised that they were unable to consider new requests for parking restrictions as they were carrying out area wide Consolidation Orders and improving their existing Traffic Regulation Order systems by utilising latest initiatives in Computer Map Based Traffic Regulation Orders. That work is now complete and Dorset County Council are now in a position to consider the requests for parking restrictions built up over the 'closed' year and new requests. DCC officers have started work on the backlog and are moving through all the Parish requests in date order of receiving them. Any new requests from the Town Council will be included, where appropriate, with those already for submitted when DCC considers Dorchester requests, which is not likely to be during 2014.

Requests for parking restrictions currently submitted by the Town Council are:

Wessex Road – Town Council's priority item

Junction of Treves Road/Clarence Road

South Court Avenue

Gloucester Road

A Member has expressed concern about this timescale and the Planning and Environment Committee is asked consider this issue.

## **8. Car Parking Issues**

Further to Council Minute 42/13 (28 January 2014) and in advance of Chris Graves, Parking Manager, West Dorset District Council attending the committee's meeting on 6 October 2014, the Committee is asked to consider and comment on:

- the consultation process for any future changes to car parking charges (Ref: Minute 57/13 – 6 January 2014: Resolved that West Dorset District Council's Parking Manager be requested to start consultation with the Town Council on the Parking Annual Report earlier in the year and that the Town Council be provided with the most up to date recommendations in the report as they evolved).
- the impact of the higher long stay parking charges implemented for Fairfield car park;
- changes to parking levels in residential streets;
- lighting and vandalism in the Fairfield car parks.

## **9. Waste Report**

To receive the report of the Town Clerk about the implications for Dorchester of the new Bournemouth, Dorset and Poole Waste Plan (attached).

## **10. Consultation on Further Proposed Changes to the new Local Plan for West Dorset, Weymouth and Portland**

West Dorset District Council has asked for the Town Council's views on the changes to the Local Plan and the accompanying Sustainability Appraisal which has also been updated.

a) Proposed Further Changes (attached):

<https://www.dorsetforyou.com/media.jsp?mediaid=196330&filetype=pdf>

b) Sustainability Appraisal (available to view in Town Council offices or via following link):

<https://www.dorsetforyou.com/media.jsp?mediaid=196367&filetype=pdf>

c) Paper Consultation Response Form (attached):

<https://www.dorsetforyou.com/media.jsp?mediaid=196783&filetype=doc>

## **11. 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).

## **12. Urgent Items**

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

## **Planning and Environment Committee – 1 September 2014**

### **Minute Update Report**

#### **1. Minute 82/13 Dorchester Transport and Environment Plan**

Dorset County Council's Cabinet will consider the development of the Dorchester Transport and Environment Plan (DTEP), following the assessment of suggestions made at public consultation, at its meeting on Wednesday 3 September 2014 at 10am.

The Chairman of the Town Council's Planning and Environment Committee has sent a letter to DCC's cabinet supporting making improvements to the traffic light infrastructure throughout the Town. She has also requested that the County Council carries out a review of loading, parking and waiting restrictions on key traffic routes, and begins a dialogue with bus companies to identify the most effective bus routes through the Town.

#### **2. Minute 5/14 Parking Permits**

Dorset County Council were requested to investigate reviewing the existing Residents' Permit Scheme policy, as it affects Dorchester, and to place restrictions on the eligibility of future occupants of new housing developments to purchase on-street permits.

Following receipt of this request, the County Council's Service Manager - Network Management, Dorset Highways contacted the local County Councillors for their views on our request and both supported this, with one Member considering that there was further work to be done, in conjunction with the Town Council, on the many parking issues across the Town.

The Service Manager does agree that there is an expectation (by residents) of being able to park having paid for a permit, but he is not convinced that precluding new build is the answer and it would not help with the actual problem of where new residents are going to park. Preclusion would merely serve to force new residents to park in contravention and the County Council could not have an enforcement officer permanently on patrol for residents. He also agreed that DCC does need to re-visit the Policy, in line with an overall strategy for both on and off street parking and DCC officers are currently in discussion for the formation of a single parking partnership of county, district and borough councils to aid an holistic view and a joined up management approach.

The Town Clerk intends to meet with the Service Manager to discuss parking issues across the town as part of a wider review.

## Dorchester Town Council

### Planning and Environment Committee – 1 September 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\(z10g3h55hwqiqt55gp32yuqy\)\)/pages/ApplicationSearch.aspx](http://webapps.westdorset-dc.gov.uk/PlanAppsWDDC/(S(z10g3h55hwqiqt55gp32yuqy))/pages/ApplicationSearch.aspx)

1. **WD/D/14/001915**  
Damers First School, Liscombe Street Dorchester  
New build First School (20 classrooms) with hall, meeting rooms, parking church and associated landscaping
2. **WD/D/14/001764**  
1 NONESUCH CLOSE, DORCHESTER, DT1 2SW  
Replace an existing rear conservatory with a two storey extension
3. **WD/D/14/001838**  
7 OLGA ROAD, DORCHESTER, DT1 2LY  
Single storey flat roof rear extension
4. **WD/D/14/001952**  
2 LANCASTER ROAD, DORCHESTER, DT1 1QH  
Alterations to roof replacing flat-roofed dormer with gabled section of roof
5. **WD/D/14/001816**  
42 BALMORAL CRESCENT, DORCHESTER, DT1 2BW  
Build up over existing attached garage to form a new bedroom
6. **WD/D/14/001817**  
4 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AQ  
Porch to front of house
7. **WD/D/14/001959**  
69 QUEENS AVENUE, DORCHESTER, DT1 2EP  
Single storey side & rear lean-to extension. Internal alterations Loft conversion
8. **WD/D/14/002010**  
87 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA  
New main entrance porch
9. **WD/D/14/001863**  
17 CLARENCE ROAD, DORCHESTER, DT1 2EU  
Erect extensions, raise height of entrance gate and piers
10. **WD/D/14/001538**  
SOUTH WALKS HOUSE, SOUTH WALKS ROAD, DORCHESTER, DT1 1UZ  
Installation of flag pole on grass bank opposite main entrance  
Amended Plan

**Request for Parking Restrictions – Maiden Castle Road**

**Background Information**

1. Over recent years, a resident of 12 Maiden Castle Road has made several requests for parking restrictions, namely double yellow lines on the northern side of Maiden Castle Road between its junctions with Weymouth Avenue and Clarence Road, through the Town Council but as the requests did not satisfy Dorset County Council's criteria, these restrictions were not implemented.
2. This resident has now approached the Town Council requesting its support for the introduction of double yellow lines on both sides of Maiden Castle Road from Weymouth Avenue to the first traffic calming build out. There is support for this request from the occupants of numbers 1, 8, 10, 12, 16 and 18 Maiden Castle Road. A map of the relevant section of road is attached.
3. This request is made on the grounds of the safety of residents entering and exiting their driveways close to the bend in the road where parked cars make visibility difficult. The issue of the safety risk to other road users as a result of parked cars obscuring the view into the road and the lack of view of the pavement/pedestrians has also been raised.
4. A further point of concern is that parked vehicles can cause problems for people with wheel chairs and mobility scooters using the adapted dropped kerb between 10 and 12 Maiden Castle Road, as again parked cars mean that they cannot see around them to cross the road.
5. Dorset County Council uses the following as criteria as part of their assessment process when considering requests for parking restrictions:  
For residential areas:-
  - the significant level of resident support;
  - the accident record (from Police Accident Records that are updated regularly);
  - the nature of the road i.e. main route in to town, bus route and whether there is a continuing serious problem caused to the through flow of traffic by parked vehicles on these routes; and
  - often other factors may come in to play.
6. Dorset County Council's initial view is that this request is not significantly different from previous requests, nor is there any robust evidence to support the safety concerns, and therefore it would be unlikely to satisfy their assessment criteria.
7. The other requests for parking restrictions that the Town Council has already submitted to Dorset County Council are listed in agenda item 7.

## **Dorchester Town Council**

### **Planning and Environment Committee – 1 September 2014**

#### **Bournemouth Dorset & Poole Waste Plan – Implications for Dorchester**

1. A new Waste Plan is under development for the county area. Over the course of the autumn/winter period it will move from a strategic phase to a phase where it becomes more directly relevant and site specific for Dorchester.
2. To date the issues for Dorchester have been relatively general:
  - a. There are no major treatment and disposal facilities planned for the Dorchester area
  - b. The Dorchester area needs 3 types of operational facilities:
    - i. A depot for the vehicles and staff who deliver the waste service to the town and its sparse surrounding hinterland to the west, north, and east
    - ii. A transfer station to bulk up waste for landfill before transferring it to the disposal facilities in the east of the county – three loads from each large refuse truck transferred into a very large skip for onward transportation – allowing crews and their vehicles to return to collection services
    - iii. A Household Recycling Centre for residents from Dorchester and the surrounding area to dispose of larger items, including green waste, wood, rubble, metal, larger items of domestic waste for landfill, residual dry recycling, and specific waste such as paint and electrical goods
3. The Waste Team at Dorset County Council are currently identifying sites in and around the Dorchester area that might be available to fulfil one or more of the above roles. There is no significant advantage in a site that accommodates all three needs, nor is there an inbuilt assumption that the site(s) need to be within Dorchester.
4. The current sites at Louds Mill (HRC) and Poundbury Industrial Estate (Depot) are part of that process, as are the now well-established dry recycling transfer station at Crossways and Eco Organic Waste plant at Piddlehinton. There is currently no transfer station for waste to landfill, which makes the current collection process inefficient.
5. The Waste Team expect to be in a position to consult on options for sites early in the New Year. They have been encouraged to identify a number of sites for the area, so that no one site is the sole focus for consultation.
6. The Waste Team are working hard to change the perception among residents that Household Recycling Centre sites are intrusive and have set up an open day on 23 September 2014 for their recently opened facility in Swanage, which they will be using as a model for any new facility in Dorchester.
7. Further information will be made available when Dorset County Council are ready to start their next phase of consultation.

Adrian Stuart  
Town Clerk

## **Dorchester Town Council**

### **Planning and Environment Committee – 1 September 2014**

Decisions on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications etc reported at the meeting on 1 September 2014.

1. **S.215 (Breach of Amenity) Notice – 12 High East Street, Dorchester**

A 'Notice to Remedy Condition of Land having Adverse Effect on Amenity' has been served by WDDC on the owners of the above premises for the following reasons:- No 12 High East Street is a listed building showing significant signs of deterioration which is detracting from the visual amenity of this part of the Conservation Area. In particular the fenestration, rainwater good and paintwork are all in a poor and untidy state of repair. The Notice includes a schedule of steps to be taken to remedy the condition of the building with the period of compliance being two months from 1 August 2014. The owners do have the right of appeal against the Notice.