



# Dorchester Town Council

Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF

Telephone: (01305) 266861

For information about this agenda contact Louise Dowell

[l.dowell@dorchester-tc.gov.uk](mailto:l.dowell@dorchester-tc.gov.uk)

2 September 2015

**Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 7 September 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 address the Committee, please contact the Committee Clerk at least one day in advance of the meeting. 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 B. Armstrong-Marshall, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter (the Mayor ex-officio), M. Rennie and D. Taylor

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

## **2. Minutes**

To confirm and sign the Minutes of the meeting of the Committee held on 3 August 2015 (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. Dorset Waste Plan Consultation**

A new Waste Plan is being prepared to provide for Bournemouth, Dorset and Poole's waste management needs. The new Waste Plan will identify sites for new waste management

facilities to meet the county's needs. Once adopted, it will provide the policy framework for determining planning applications for waste management facilities.

<https://www.dorsetforyou.com/waste-plan>

The Plan includes site options for locating new waste management facilities and the requirements for the Dorchester area are:

EITHER a Waste Management Centre - up to 2ha. This would comprise a household recycling centre plus transfer facility.

OR a Household Recycling Centre (HRC) - up to 1ha AND a Waste Transfer Facility - at least 1 ha  
AND

Vehicle depot - up to 0.5ha.

The Town Council is asked to comment on the Plan and details of the site options are attached.

**6. Review of Governance Arrangements**

To consider the report of the Town Clerk (attached) on the review of current governance arrangements and to provide feedback in relation to this Committee.

**7. 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), withdrawn applications and others of note (list attached).

**8. Urgent Items**

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

# Dorchester Town Council

## Planning and Environment Committee

3 August 2015

Present: Councillors R. Biggs, T. Harries, S. Hosford (Chair), T. Loakes and R. Potter (Mayor)  
Apologies: Councillors B Armstrong-Marshall, C. Biggs, S. Jones, T. Jones, F. Kent-Ledger, M. Rennie and D. Taylor  
Also Present: Councillor J. Hewitt

109. **Minutes**

The Minutes of the meeting of the Committee held on 29 June 2015 (adopted by Council on 21 July 2015) were confirmed and signed by the Chairman as a correct record.

110. **Minute Update Report**

i) **Minute 104/15 (29 June 2015)**  
**Parking Issues**

The Chairman reported comparative statistics on the evening use of Wollaston Field and Upper Fairfield car parks and these indicated extremely low usage of Wollaston Field over this period. Members remained unconvinced at the rationale for using this car park for the trial of solar lights and they expressed their concerns about the installation of the lights in the car park which was designated as a scheduled monument. It was noted that there were specific requirements for undertaking works that affect scheduled monuments including applying to the Secretary of State for prior written permission.

**Resolved**

That West Dorset District Council be informed of the Town Council's concerns over the installation of the lights in the scheduled monument at Wollaston Field car park.

As member of West Dorset District Council's Development Control Committee, Councillor Potter did not participate in the following agenda item.

111. **Planning Applications**

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council and Dorset County Council and it was

**Resolved**

That West Dorset District Council and Dorset County Council be notified of the comments agreed on the various planning applications as set out at Appendix 1 to these minutes.

112. **Dorchester Prison Site**

The Chairman presented the Town Clerk's report regarding comments that the Town Council may wish to make as a formal response to stage two of City and

Country's consultation process on the future development of the Prison site.

Members supported the response points suggested by the Town Clerk, based on the Town Council's Position Statement, and also agreed to the additional statements being forwarded to City & Country.

**Resolved**

That City & Country be formally advised of the comments of the Town Council to their second stage consultation on the future development of the Prison site.

**113. Dorchester Parking Review**

The Committee Clerk presented the schedule of proposals from Dorset County Council for new Traffic Regulation Order (TRO) in Dorchester and Members considered each one. The Committee supported the proposed TRO for Dorchester and comments were made about adjusting the proposals for Alfred/Crowell Roads and Williams Avenue.

**Resolved**

That Dorset County Council be advised that the Town Council supports the proposed Traffic Regulation Order and requests that minor amendments be made to the proposals for Alfred/Cromwell Roads and Williams Avenue.

**114. Decisions on Planning Applications**

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note and it was agreed that, if possible, a Member should attend WDDC's Development Control Committee on 13 August 2015 to put forward the Town Council's views on planning applications WD/D/14/002449, WD/D/15/001377 and WD/D/15/000864.

**Chairman**

**Dorchester Town Council****Planning applications considered by the Planning and Environment Committee on 3 August 2015**

1. **6 WESSEX WAY, DORCHESTER, DT1 2NR**  
**WD/D/15/001380**  
Erection of 1 no. New Dwelling and Formation of New Vehicular Access to Existing Dwelling  
No objection
  
2. **4 ST THOMAS ROAD, DORCHESTER, DT1 2PA**  
**WD/D/15/001392**  
**Dorchester Conservation Area**  
Single storey flat roof rear extension  
No objection
  
3. **SITE 2.22 WEST OF CORSTON STREET, BRIDPORT ROAD, POUNDBURY**  
**WD/D/15/001360**  
Create one commercial unit and 28 flats/maisonettes arranged in 7 blocks with associated garages, parking and landscaping  
Recommend refusal.  
The Committee heard representations from the developer who outlined the application and a number of local residents who spoke against the development. The Committee considered that the proposed development by reason of its siting and layout would result in overdevelopment of the site leaving the resultant buildings at odds with the density of the buildings across the rest of Poundbury. By virtue of its layout and siting the development would result in poor living conditions for future occupiers of the site, particularly those living in Block 2. The position of Block 2, which was essentially in the middle of a car park, would be dominated by the vehicular movements generated by Block 1 and this would result in an oppressive and unsafe environment for future residents. The large increase in traffic generated by Block 1 would also have a detrimental impact on existing residents, both in terms of residential amenity and personal safety, by virtue of the increased traffic movements to and around the site and by traffic overspill adding to parking problems in the vicinity. The current layout for vehicular movement within the site was considered to be unsafe and impractical for both cars and pedestrians. There was also the potential for the increase in traffic generated by Block 1 causing congestion and conflicting traffic movements on the immediate and wider road network.  
A suggestion was made that if there was to be a mix of commercial and residential on the site, these two elements and their parking provision should be kept completely separate so there were not competing demands from both and that the amenity of residents was protected.  
The development therefore fails to meet the core planning principle in the NPPF to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings ( Core Principles Para 17., Section 7 incl Paras 58/64/66 and Section 8. Para 69.).  
Further concerns were the lack of any residential amenity, whether individual or communal, for future residents and the lack of green space on this prominent gateway to the Town was not visually attractive.

As such this development is considered to be contrary to Policies DA3, DA5, DA6, AH8a and AH14 of the WDDC Local Plan (adopted 2006), policies ENV11, ENV12 and ENV16 of the West Dorset, Weymouth and Portland Draft Local Plan and the NPPF (2012).

4. **11 TEMPLE CLOSE, DORCHESTER, DT1 2QL**  
**WD/D/15/000313**  
First floor extension above existing garage to provide additional bedroom and en-suite  
No objection
5. **Manor Park C of E V A First School, Mellstock Avenue, Dorchester, Dorset, DT1 2BH**  
**WD/D/15/001319**  
Replacement of asbestos wall panels to existing building with render.  
No objection
6. **10 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE**  
**WD/D/15/000994**  
2 storey rear extension to provide larger dining area and bedroom.
7. **CHURCH COTTAGE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG**  
**WD/D/15/000827** Listed Building Consent  
**Dorchester Conservation Area and Grade II Listed Building**  
Interior alterations  
No objection
8. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT**  
**WD/D/15/000999**  
**Dorchester Conservation Area and Grade II Listed Building**  
Change of use from office (B1) to residential (C3)  
No objection
9. **22 HIGH EAST STREET, DORCHESTER, DT1 1EZ**  
**WD/D/15/001604 + WD/D/15/001605**  
**Dorchester Conservation Area and Grade II Listed Building**  
Alterations & Change of Use to Ground Floor and Convert First Floor Offices (at rear) to Flat (Flat 6)  
No objection

## Planning and Environment Committee – 7 September 2015

### Minute Update Report

#### 1. Minute 60/14 (1 December 2014)

##### Top O'Town Roundabout Pedestrian Crossing (Bridport Road)

An update has been received from Dorset Highways, DCC:

'The consultation period for establishment of new crossings has now expired and there were no objections ..... we also have Conservation Area approval to remove the one highway tree necessary to construct the crossing. This work will now be added to that programmed for Top O'Town roundabout which will commence around the first week in October to coincide with the resurfacing of High West Street and High East Street which is taking place between 19 and 25 October (2015).'

#### 2. Minute 66/14 (5 January 2015)

##### Planning Applications

The Planning Court has issued a key judgment on affordable housing requirements for small scale housing sites and vacant building credit. The practical implications are of immediate effect to developers' negotiations.

In the wide ranging judgment of Holgate J in *R (oao West Berkshire District Council and Reading Borough Council v. Secretary of State for Communities and Local Government)* [2015] EWHC 2222 (Admin) handed down on 31 July, the High Court has quashed the policy changes announced in Parliament on 28 November 2014 which directed decision makers not to impose affordable housing contributions or other tariff style infrastructure contributions on housing proposals for ten dwellings or fewer. The vacant building credit policy, in which affordable housing requirements would be reduced according to the extent to which a housing proposal was to involve the re-use or redevelopment of vacant buildings has also been quashed.

Allowing the claim by West Berkshire District Council and Reading Borough Council, the Court has quashed (i) the relevant parts of the National Planning Practice Guidance, (ii) the Secretary of State's decision to adopt the new policy by way of Written Ministerial Statement and (iii) the Secretary of State's decision on 10 February 2015 to maintain the policy.

The Court also granted a declaration that the policies in the Ministerial Statement must not be treated as a material consideration in development management and development plan procedures and decisions or in the exercise of powers and duties under the Planning Acts more generally.

#### 3. Minute 87/14 (27 April 2015)

##### Planning Applications

##### Local Plan

West Dorset District Council and Weymouth & Portland Borough Council have received the final report from Paul Crysell BSc MSc MRTPI, the Planning Inspector appointed to examine the West Dorset, Weymouth & Portland Local Plan submitted on the 24 June 2013. The Inspector's report contains a number of recommended Main Modifications necessary to enable the plan to be adopted. The report, his main modifications and a covering letter from the Planning Inspectorate can be downloaded by clicking on the link below (paragraphs 136 – 152 refer specifically to Dorchester):

<https://www.dorsetforyou.com/InspectorsReport/West/Weymouth>

The report concludes that the West Dorset, Weymouth and Portland Joint Local Plan provides an appropriate basis for the planning of the District and Borough Councils providing a number of modifications are made to the Plan.

The Main Modifications can be summarised as follows:

- Acknowledgement of the need for an early review of the Local Plan by 2021 to ensure provision of sufficient housing land for the remainder of the plan period;
- Changes to the level of housing provision and revision of the five year housing land supply position;
- As part of the review process identify a long-term strategy for development in the Dorchester area and reappraise housing provision in Sherborne;
- Remove reference to a Trunk Road Service Area as part of park and ride proposals at Dorchester.

The Councils will prepare a version of the submitted Local Plan written statement incorporating the main modifications from the Inspector's report and will publish it on DorsetForYou shortly.

In order to adopt the Local Plan, the findings of the Inspector's report will need to be considered by the various committees of both Councils, the final one being West Dorset District's Council on 22 October 2015.

With reference to Minute 87/14 (27 April 2015), the Committee agreed that when the Local Plan was approved, an appropriate WDDC officer would be invited to address the Committee on the future of planning in Dorchester.

**4. Minute 110/15 (3 August 2015)**  
**Parking Issues**

WDDC's Interim Head of Parking & Traffic was advised of the Town Council's concerns about the installation of the solar lights in the Wollaston Field car park and was asked to confirm if WDDC applied for written Scheduled Monument Consent prior to the installation of the solar lights in Wollaston Field car park.

A response has been received advising that WDDC has been in regular contact with English Heritage and they are meeting a representative to discuss any potential future installation of solar lights in both this car park and others in Dorchester.

**5. Minute 113/15 (3 August 2015)**  
**Dorchester Parking Review**

DCC was advised that the Town Council supported the proposed TRO for Dorchester and comments were made about adjusting the proposals for Alfred/Crowell Road and Williams Avenue.

The DCC officer considers that the adjustments requested are minor of nature and may therefore be able to be incorporated into the public advert.

Additionally, DCC advise that they are due to have a meeting in September to discuss the prioritisation of future proposed TRO's not just in Dorchester but the whole of the County. They will be looking at collating all requests at a certain point in time during the year, yet to be determined, and possibly taking the list to committee to make a decision on which proposals are taken forward. As soon as a decision has been made, DCC will communicate this to all Town and Parish Councils and they ask that we keep any new proposals we have until the process has been clarified.



## Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 7 September 2015

1. **WD/D/15/001673 [Link](#)**  
**UNIT 4, GREAT WESTERN INDUSTRIAL ESTATE, GREAT WESTERN INDUSTRIAL ESTATE ACCESS R, DORCHESTER, DT1 1RD**  
Erect 2 no. part illuminated building signs, 1 no. non-illuminated tyre sign & 1 no. part illuminated flag freestander
2. **WD/D/15/001609 [Link](#)**  
**2 SHASTON CRESCENT, DORCHESTER, DT1 2EB**  
Two storey side & rear extension and single storey front extension
3. **WD/D/15/001585 [Link](#)**  
**57 WEATHERBURY WAY, DORCHESTER, DT1 2ED**  
Two storey side & rear extension, single storey rear and front extension
4. **WD/D/15/001712 (Advertisement) [Link](#)**  
Erect 1no. illuminated fascia sign  
**WD/D/15/001715 [Link](#)**  
Demolish existing single storey building and construct replacement two storey building.  
**THE IMPERIAL DRAGON, 37 MAUD ROAD, DORCHESTER, DT1 2LP**  
Dorchester Conservation Area
5. **WD/D/15/001618 [Link](#)**  
**6 BREWERY SQUARE, DORCHESTER, DT1 1HX**  
Erect 1no. back-lit illuminated projecting sign
6. **WD/D/15/001725 Listed Building Consent [Link](#)**  
**43 HIGH EAST STREET, DORCHESTER, DT1 1HN**  
Conversion and adaptation of existing building into two dwellings.  
Dorchester Conservation Area and Grade II Listed Building
7. **WD/D/15/001653 [Link](#)**  
**13 ST HELENS ROAD, DORCHESTER, DT1 1SD**  
Single storey flat roof rear extension  
Dorchester Conservation Area
8. **WD/D/15/001742 [Link](#)**  
**4 DUKES AVENUE, DORCHESTER, DT1 1EN**  
Erect first floor rear extension  
Dorchester Conservation Area
9. **WD/D/15/001762 [Link](#)**  
**MERCEDES BENZ OF DORCHESTER, MILLERS CLOSE, DORCHESTER, DT1 1SS**  
External car dealership and forecourt signs

10. **WD/D/15/001583 [link](#)**  
**5 CAME VIEW CLOSE, DORCHESTER, DT1 2AF**  
Erect first floor dual pitched rear extension. Amend rear cold flat roof to a warm roof
11. **WD/D/15/001724 [Link](#)**  
**LAND ADJACENT FREDERICK TREVES HOUSE, ST JOHN WAY, POUNDBURY**  
Mixed development comprising a block of 7 private flats and one commercial unit, three private houses and 5 affordable flats over garages (FOG's) in place of an existing garage block to be demolished; together with provision of associated parking and landscaping
12. **WD/D/15/001744 [Link](#)**  
**9 PLASSEY CLOSE, DORCHESTER, DT1 2PR**  
Erect two one bedroom new build flats within the side grounds with a communal refuse area
13. **WD/D/15/001737 [Link](#)**  
**9 MARSDEN STREET, POUNDBURY, DORCHESTER, DT1 3DH**  
Erect single storey glass canopy onto the rear of the property

**Facilities required in West Dorset, Weymouth and Portland**

**Dorchester area**

- **Waste management centre** - up to 2ha. This would comprise a household recycling centre plus transfer facility, with a height of up to 11m. Around 116,500 private vehicles visit the existing household recycling centre. A new waste management centre would experience similar traffic levels, possibly with increased private vehicles as the town grows. There would be around 2000 one-way HGV movements per annum.

OR

- **Household recycling centre (HRC)** - up to 1ha. Options are being considered for a household recycling centre to replace/improve the existing facility. A new HRC would be a split level facility including a one way traffic circulation route. Around 116,500 private vehicles visit the existing HRC per year. A new HRC would experience similar traffic levels, possibly with increased private vehicles as the town grows. There would be around 1000 one-way HGV movements per year. It would be up to 11m in height.

AND

- **Waste transfer facility** - at least 1 ha. A transfer facility would comprise a building of up to 11m in height within which to store and bulk up waste and recyclables. There would be around 2000 one-way HGV movements per annum.

- **Vehicle depot** - up to 0.5ha. A depot would comprise a hard standing area for the storage of waste vehicles and staff cars, with office accommodation. There would be around 24 one-way HGV movements and 40 car movements per day.

**Maiden Newton**

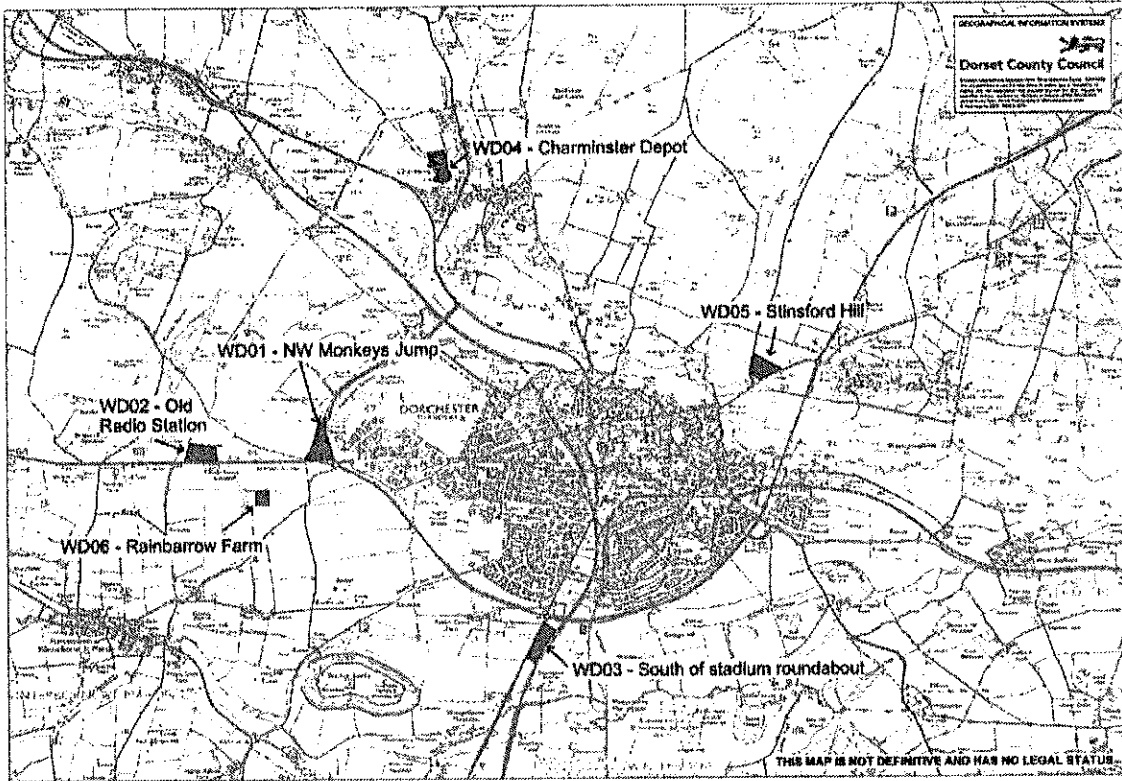
- **Maiden Newton Sewage Treatment Works** - two options for an extension to the existing facility are being considered.

**Portland**

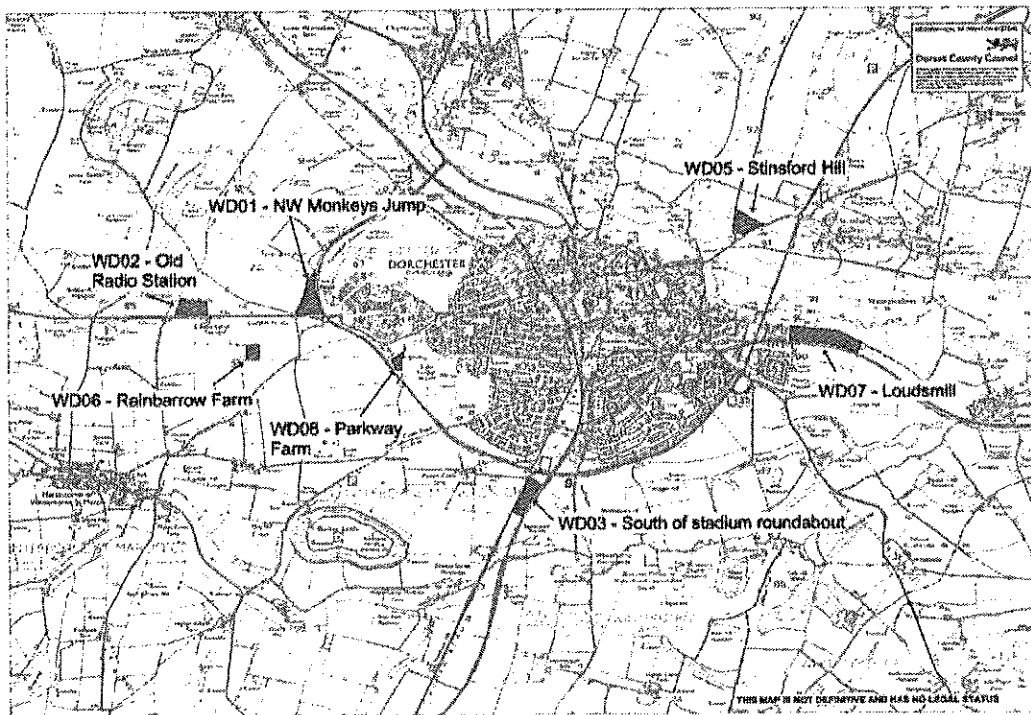
No specific needs have been identified for Portland, however two sites have been nominated for inert waste landfill with a transfer facility for construction waste.

**Please note: the identification of potential sites within this document does not imply support by the three authorities, or grant of planning permission.**

iv) Site options for a waste transfer facility and/or depot to serve Dorchester



v) Site options for a household recycling centre to serve Dorchester



**Dorset Waste Plan Consultation – Dorchester Options  
(Need 1. + 3. OR 2. + 3.)**

	1.		2.		3.	Site Area	Existing Land Use	Access	Sensitivity etc
	Waste Man Centre Up to 2 ha	Household Recycling Centre (HRC) Up to 1 ha	Waste Transfer Facility At least 1 ha	Vehicle Depot Up to 0.5 ha					
<b>WD01 – Monkeys Jump</b>	Up to 2 ha	0.5 – 1 ha	1 ha	x	4.17 ha	Agriculture	New from A35 or A37	Steeply sloping site. Within Dorset AONB. Impact on landscape and historic environment.	
<b>WD02 – Old Radio Station</b>	Up to 2 ha	0.5 – 1 ha	1 ha	Up to 0.5 ha	3 ha	DCC bus depot and groundworks team	Existing from A35	Within Dorset AONB. Previously developed land.	
<b>WD03 – South of Stadium Roundabout</b>	Up to 2 ha	0.5 – 1 ha	1 ha	Up to 0.5 ha	3.3 ha	Agriculture	New access from A354	Within Dorset AONB. Impact on scheduled monuments.	
<b>WD04 – Charminster Depot</b>	x	x	x	0.3 – 0.5 ha	0.4 ha	Agriculture	Via Charminster Farm Industrial Estate	x	

	1.		2.		3.	Site Area	Existing Land Use	Access	Sensitivity etc
	Waste Man Centre Up to 2 ha	Household Recycling Centre (HRC) Up to 1 ha	Waste Transfer Facility At least 1 ha	Vehicle Depot Up to 0.5 ha					
<b>WD05 – Stinsford Hill</b>	Up to 2 ha	0.5 – 1 ha OR 1 ha	1 ha	x		3 ha	Agriculture	New access from B3150	Part of site in Flood Zone 3. Adverse impacts on landscape and historic environment.
<b>WD06 – Rainbarrow Farm</b>	x	0.5 – 1 ha	1 ha	Up to 0.5 ha		1.4 ha	Agriculture	Via access road to Rainbarrow Farm or new from A35	Within Dorset AONB. Maiden Castle to south.
<b>WD07 - Loudsmill</b>	x	0.5 – 1 ha	x	x		3.44 ha	Sewerage works, HRC, Metal recycling centre	St George's Road	Access via residential street.
<b>WD08 – Parkway Farm Business Park</b>	x	0.5 – 1 ha	x	x		0.93 ha	Community Farm	Via Middle Farm Way	Within Dorset AONB. Allocated as employment land. Deliverability issues?

**Option WP WD01**

**Land north west of Monkey's Jump, Dorchester**

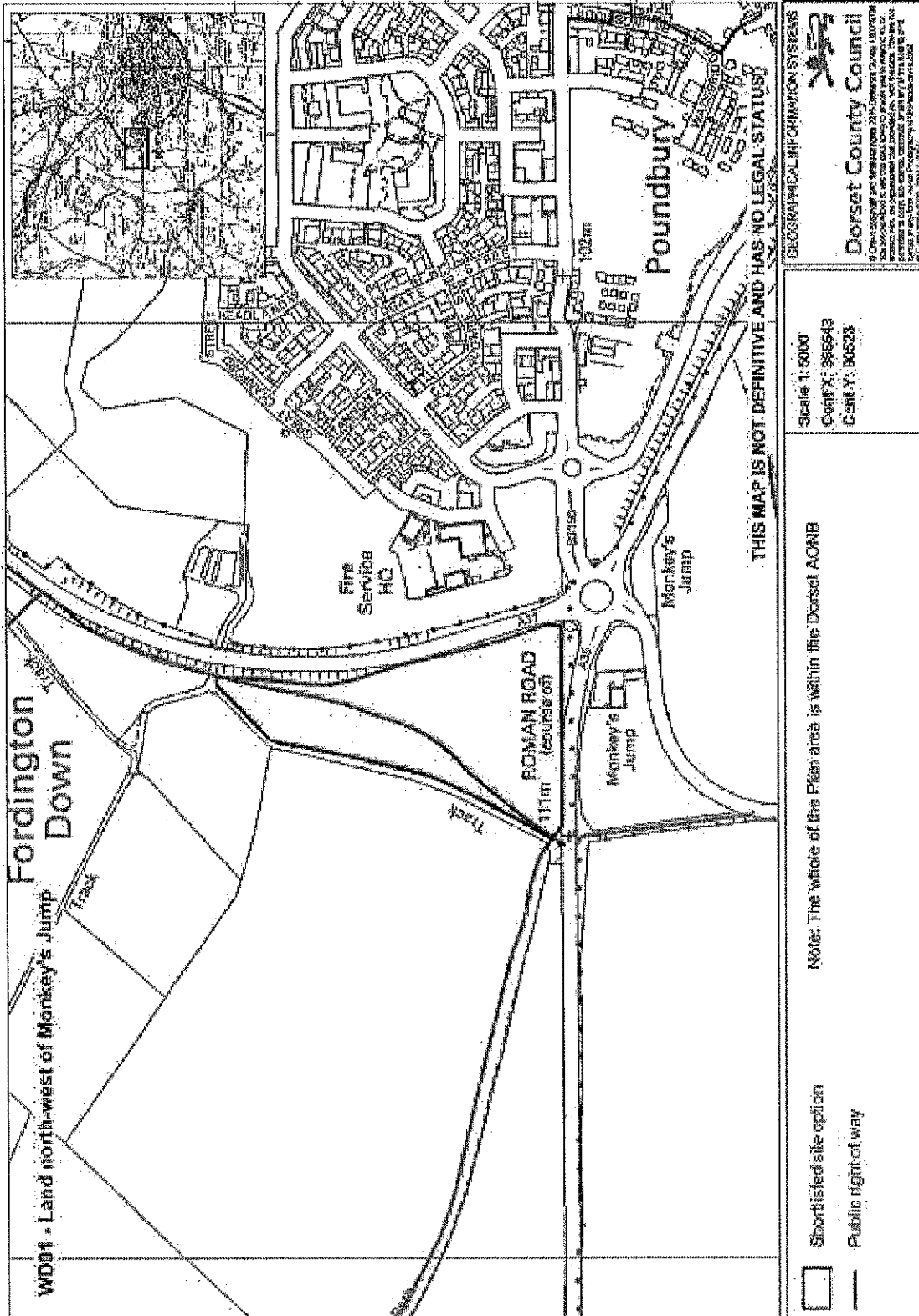
The site lies to the west of the A37, immediately north west of Monkey's Jump roundabout. The site is greenfield, is currently in agricultural use and is steeply sloping.

The site could be suitable for a Waste Management Centre, potentially with a vehicle depot (although this could be located elsewhere). The Waste Management Centre would include a household recycling centre and a transfer facility. Alternatively, the site could be suitable for one of the uses. A HRC and transfer facility would serve the residents of Dorchester and surrounding villages.

**Sustainability Appraisal Summary**

Although the site is well located, there are likely to be significant traffic constraints in terms of access for all uses and in terms of capacity when the site is considered for a Household Recycling Centre or Waste Management Centre. The site is in the Dorset AONB and there is likely to be an adverse impact on the landscape, as well as the potential for a negative impact on the historic environment.

Parish Council	Bradford Peverell (Adjacent to Dorchester, Winterborne St. Martin & Winterborne Monkton)
Site area	4.17ha
Existing land use	Agriculture
Potential waste facilities being considered and land take required	Waste management centre - up to 2ha; or Household recycling centre - 0.5-1ha; or Waste transfer facility - 1ha
Access	A new access would need to be created either from the A35 or from the A37.
Sensitive receptors / designations	The site is within the Dorset AONB. The nearest residential properties are located in Poundbury, 60m to the east of the site on the opposite side of the A37.
Deliverability/ Viability	The landowner has confirmed the land could be made available for a waste use.





Parish Council	Bradford Peverell (Adjacent to Winterborne St. Martin)
Site area	3ha
Existing land use	Dorset County Council bus depot and Dorset County Council groundworks team
Potential waste facilities being considered	Vehicle depot - up to 0.5ha Waste management centre - up to 2ha; or Household recycling centre - 0.5-1ha Waste transfer facility - 1ha
Access	Access as existing, from A35.
Sensitive receptors / designations	There is a residential flat on the site and properties opposite, on the other side of the A35.  The site is within the Dorset AONB.
Deliverability/ Viability	It is understood that the landowner is willing to consider a waste use.

**Option WP WD02**

**Old Radio Station, Dorchester**

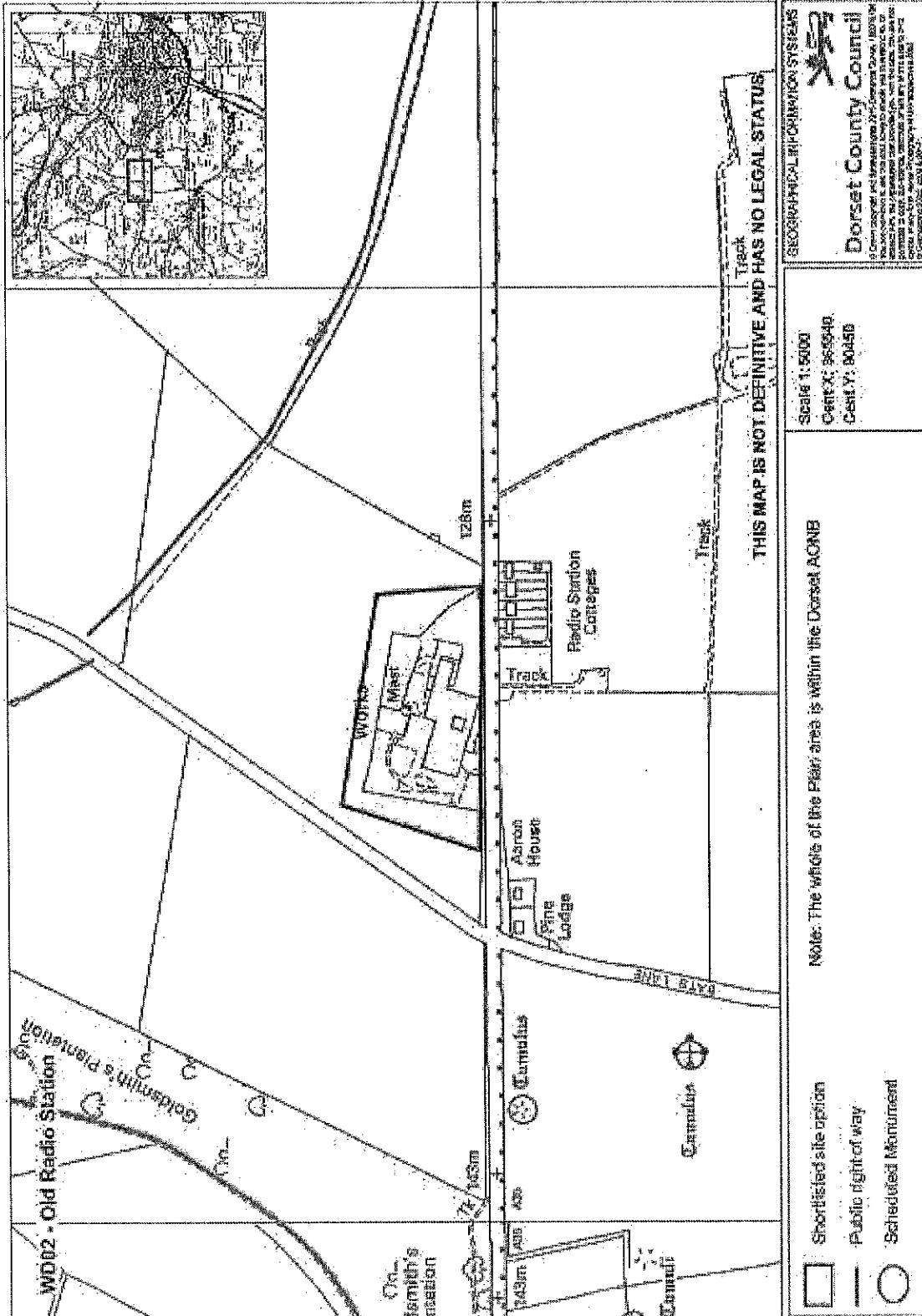
The site lies to the north of the A35, around 1km west of Dorchester. The site is previously developed and is currently occupied by a Dorset County Council bus depot. There are also two small businesses. There are buildings onsite which formerly housed Friary Press printworks.

The site could be suitable for a Waste Management Centre, potentially with a vehicle depot (although this could be located elsewhere). The Waste Management Centre would include a household recycling centre and a transfer facility. Alternatively, the site could be suitable for one of the uses. A HRC and transfer facility would serve the residents of Dorchester and surrounding villages.

**Sustainability Appraisal Summary**

The site is well located. The site is in the Dorset AONB, however as previously developed land it is considered that adverse impacted could be mitigated.

For a HRC, there are likely to be significant traffic constraints in terms of both access and capacity due to the number of movements associated with this type of facility.



**SEISMOLOGICAL INFORMATION SYSTEMS**

**Dorset County Council**




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Scale: 1:5000  
 Grid X: 963940  
 Grid Y: 90450

**THIS MAP IS NOT DEFINITIVE AND HAS NO LEGAL STATUS**

Note: The whole of the Plan area is within the Dorset AONB

-  Shortlisted site option
-  Public right of way
-  Scheduled Monument

**Option WP WD03**

**Land south of stadium roundabout, Dorchester**

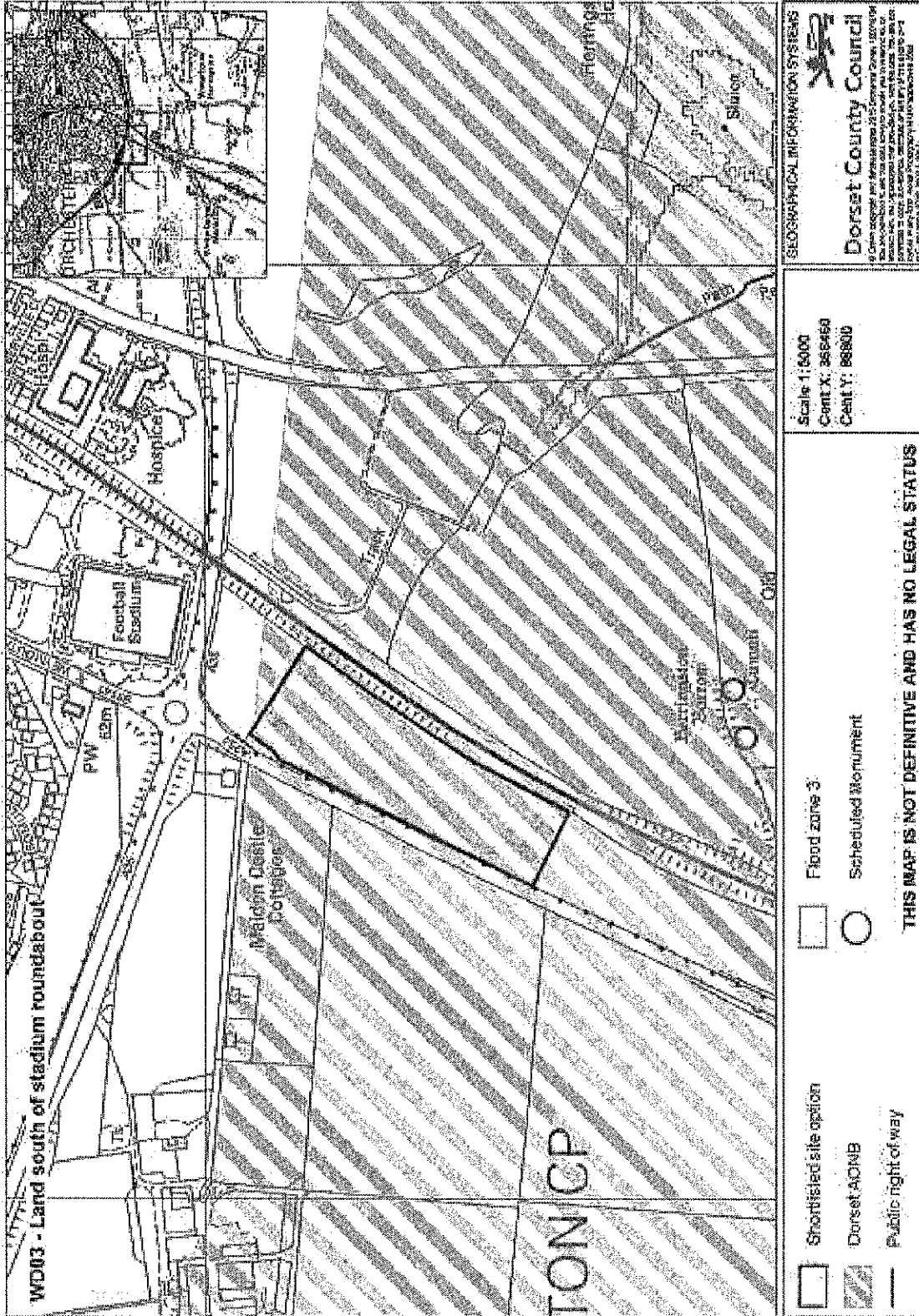
The site lies to the east of the A354, on the southern side of Dorchester, south of the football stadium. The site is greenfield land although it is currently being considered for use as a Park & Ride site by West Dorset District Council.

The site could be suitable for a Waste Management Centre, potentially with a vehicle depot (although this could be located elsewhere). The Waste Management Centre would include a household recycling centre and a transfer facility. Alternatively, the site could be suitable for one of the uses. A HRC and transfer facility would serve the residents of Dorchester and surrounding villages.

**Sustainability Appraisal Summary**

The site is in the Dorset AONB and there is likely to be an adverse impact on the landscape. There is also the potential for a negative impact on the setting of scheduled monuments. There are likely to be significant traffic constraints, particularly in terms of the road capacity when considering the site for a HRC or WMC due to the number of movements associated with this type of facility.

Parish Council	Winterborne Herrington (Adjacent to Winterborne Monkton)
Site area	3.3ha
Existing land use	Agriculture
Potential waste facilities being considered	Vehicle depot - up to 0.5ha Waste management centre - up to 2ha; or Household recycling centre - 0.5-1ha; or Waste transfer facility - 1ha
Access	A new access would need to be created from the A354.
Sensitive receptors / designations	The site is within the Dorset AONB.
Deliverability / Viability	The site is proposed to be allocated for a Park & Ride site through the emerging West Dorset, Weymouth & Portland Local Plan. The landowner has confirmed the land could be made available for a waste use but this will depend on whether it is allocated for the Park & Ride and how much space will remain.



**Option WP WD04**

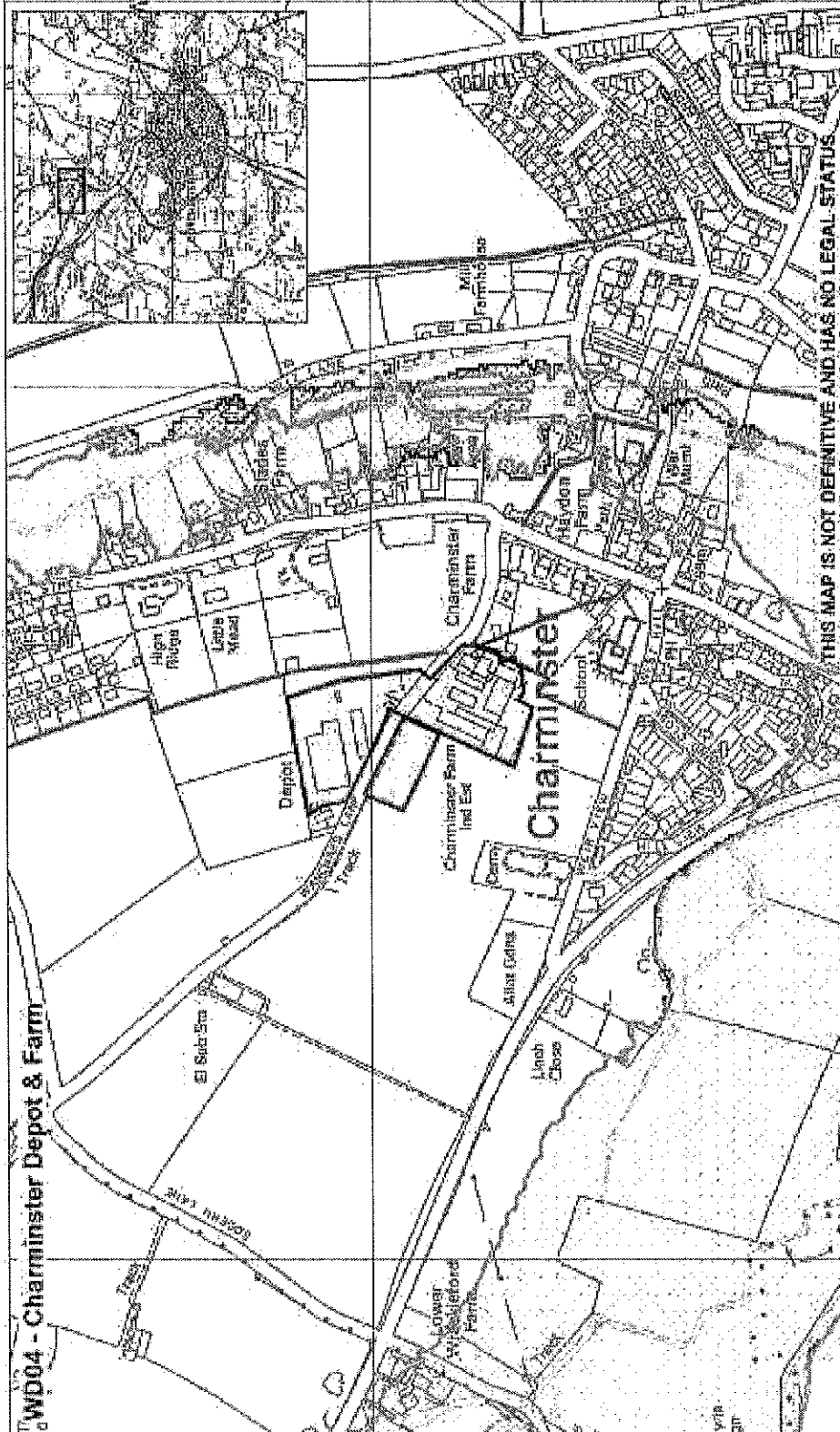
**Charminster Depot**

The site is located to the north-west of Charminster, north of Dorchester, and could be suitable for a waste vehicle depot to serve the Dorchester area. Two areas known as Charminster Farm and Charminster Depot are existing employment land, the former located to the south of Wanchard Lane and the latter located to the north. The most likely option for accommodating a waste vehicle depot would be an extension of the Charminster Farm site to the west. There could be the potential for use of the existing washing and fuelling facilities on the Charminster Depot site and to share existing office accommodation on this site, meaning that the land to the west of Charminster Farm Industrial Estate would essentially comprise a parking area.

Parish Council/Ward	Charminster
Site area	0.4ha
Existing land use	Agriculture
Potential waste facilities being considered and land take required	Waste vehicle depot - 0.3 - 0.5ha
Access	Via Charminster Farm Industrial Estate
Environmental designations	None
Deliverability/ Viability	


**Sustainability Appraisal Summary**

The site is well located for a depot facility and there would be limited sustainability impacts due to the opportunity to share existing facilities with Charminster Depot. There could however be some impact on the landscape.



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Scale 1:5000  
 Cent X: 587,579  
 Cent Y: 52,580

**Legend:**

-  Shortlisted site option
-  Flood zone 3
-  Flood zone 2
-  Public right of way

**Option WP WD05**

**Land at Stinsford Hill, Dorchester**

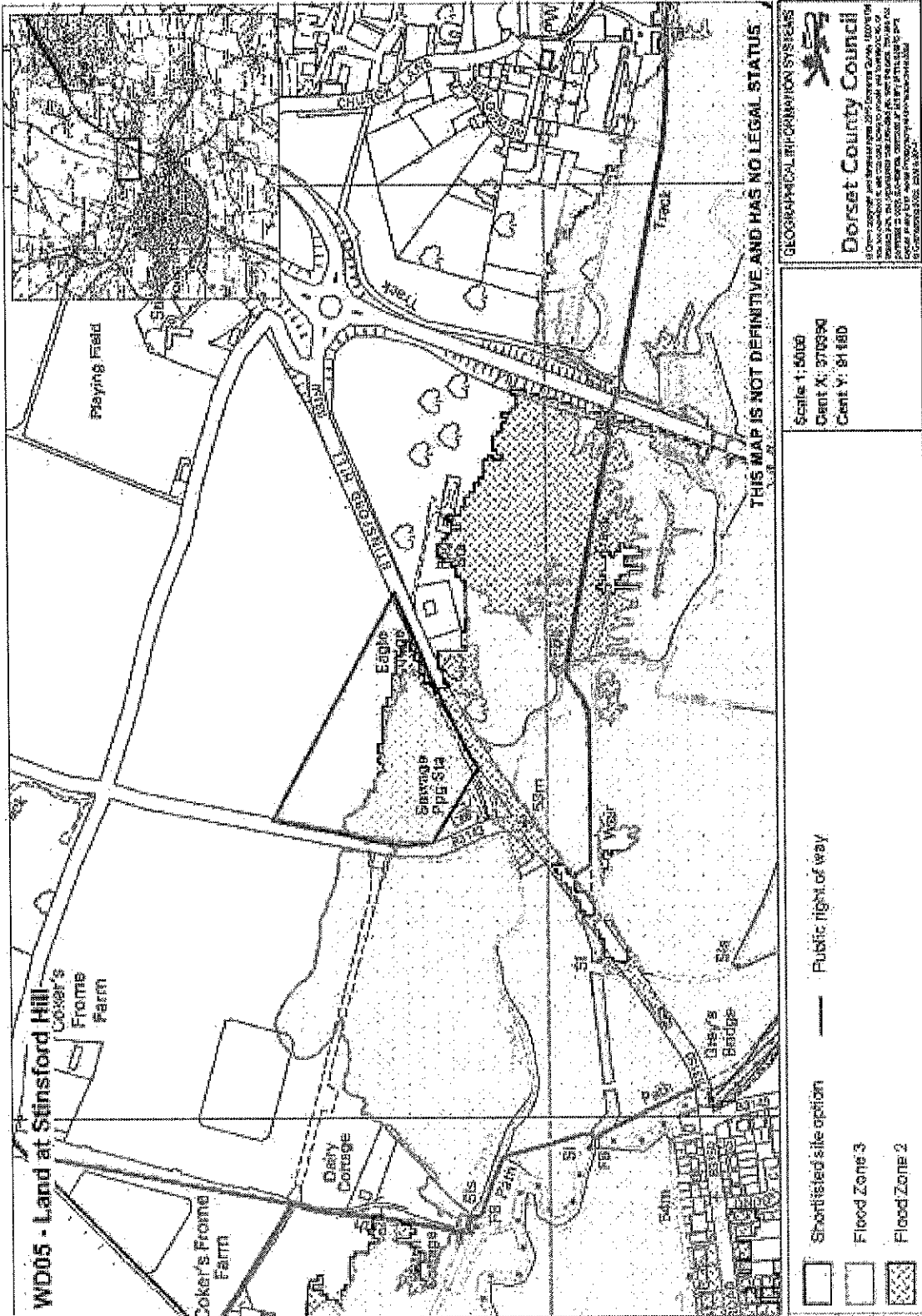
The site lies to the north-east of Dorchester, on the north-western side of the B3150. The site is greenfield land. The landowner is considering the land for mixed use development as an extension to North Dorchester, however this has not been taken forward by West Dorset District Council.

The site could be suitable for a Waste Management Centre, potentially with a vehicle depot (although this could be located elsewhere). The Waste Management Centre would include a household recycling centre and a transfer facility. Alternatively, the site could be suitable for one of the uses. A HRC and transfer facility would serve the residents of Dorchester and surrounding villages.

Parish Council	Stinsford
Site area	3ha
Existing land use	Agriculture
Potential waste facilities being considered	Waste management centre - up to 2ha; or Household recycling centre - 0.5-1ha; or Waste transfer facility - 1ha
Access	A new access would be required, potentially from the B3150.
Sensitive receptors / designations	Part of the site is within Flood Zone 3.
Deliverability / Viability	Landowner amenable to a waste use, however the site has not been allocated for mixed-use development in the emerging West Dorset, Weymouth & Portland Local Plan.

**Sustainability Appraisal Summary**

The site is likely to result in significant adverse impacts on the landscape and historic environment. There may also be traffic issues. As part of a north Dorchester mixed use development, one or a combination of the proposed uses may be able to be integrated within an employment area providing an overall benefit to the town, but without this development there are likely to be significant sustainability issues.





**Option WP WD06**

**Rainbarrow Farm, Martinstown**

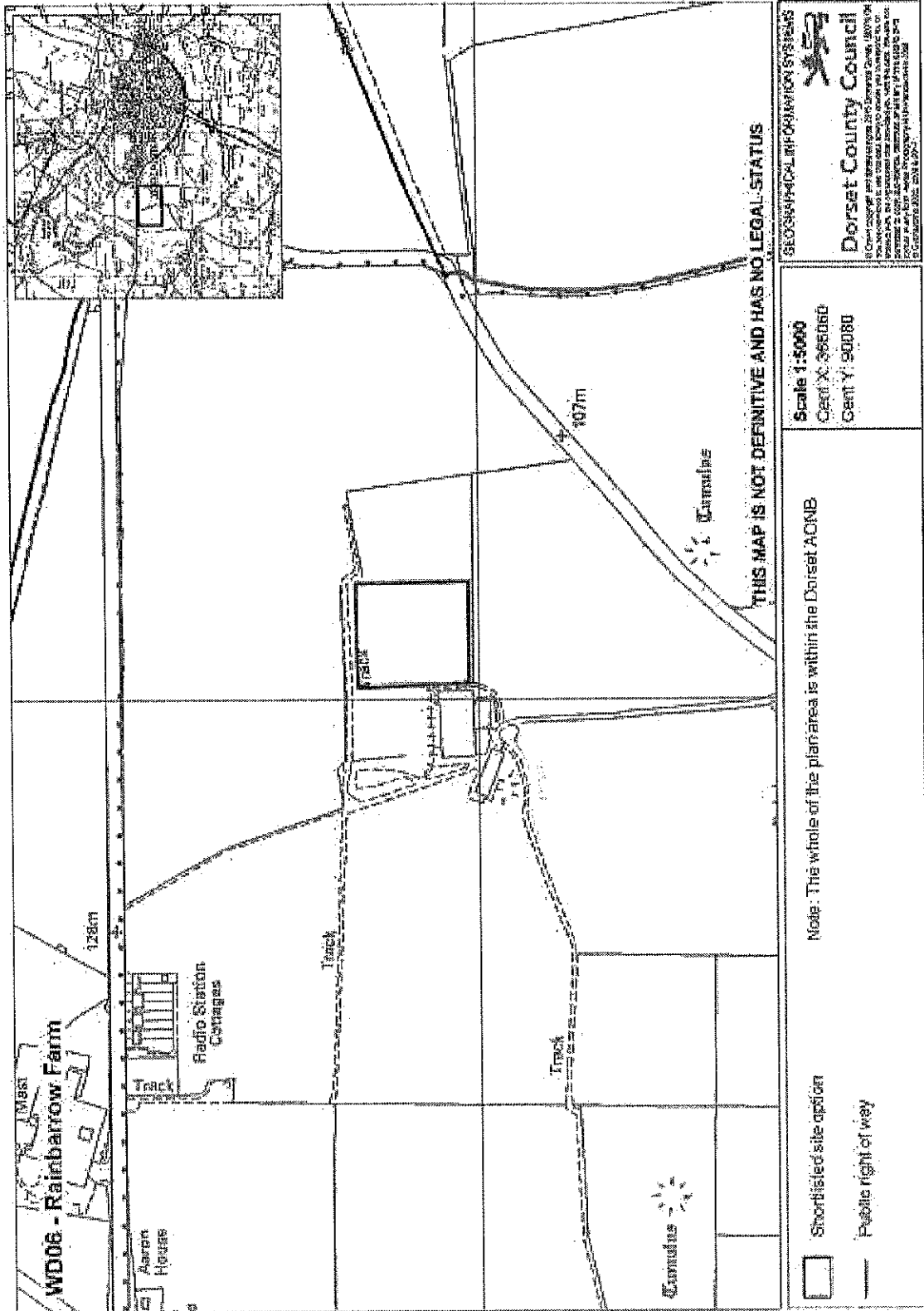
The site lies to the west of Dorchester, south of the A35. The site is greenfield land and lies adjacent to an anaerobic digestion facility that accepts some commercial, separated food waste, as well as maize.

The site could be suitable for either a waste transfer facility or a household recycling centre. A transfer facility would comprise a building of around 8 - 11m in height for storage and bulking up of recyclables and waste. A household recycling centre would be a split level facility including a one way traffic circulation route. There may also be the option for siting a vehicle depot here. A HRC and transfer facility would serve the residents of Dorchester and surrounding villages.

Parish Council	Winterborne St. Martin
Site area	1.4ha
Existing land use	Agriculture
Potential waste facilities being considered	Waste transfer facility - 1ha; or Household recycling centre - 0.5-1ha; or Vehicle depot - up to 0.5ha
Access	Via access road to Rainbarrow Farm Anaerobic Digestion Plant. Alternatively, a new access could be created from the A35 to the north.
Sensitive receptors / designations	The site is within the Dorset AONB. Maiden Castle (a Scheduled Monument) is situated to the south.
Deliverability / Viability	The landowner has confirmed the land could be made available for a waste use.

**Sustainability Appraisal Summary**

There is the potential for significant adverse impacts on the landscape and the AONB, as well as the historic environment. The site is also likely to create adverse transport impacts, which would be significant if used for a HRC.



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**Option WP WD07**

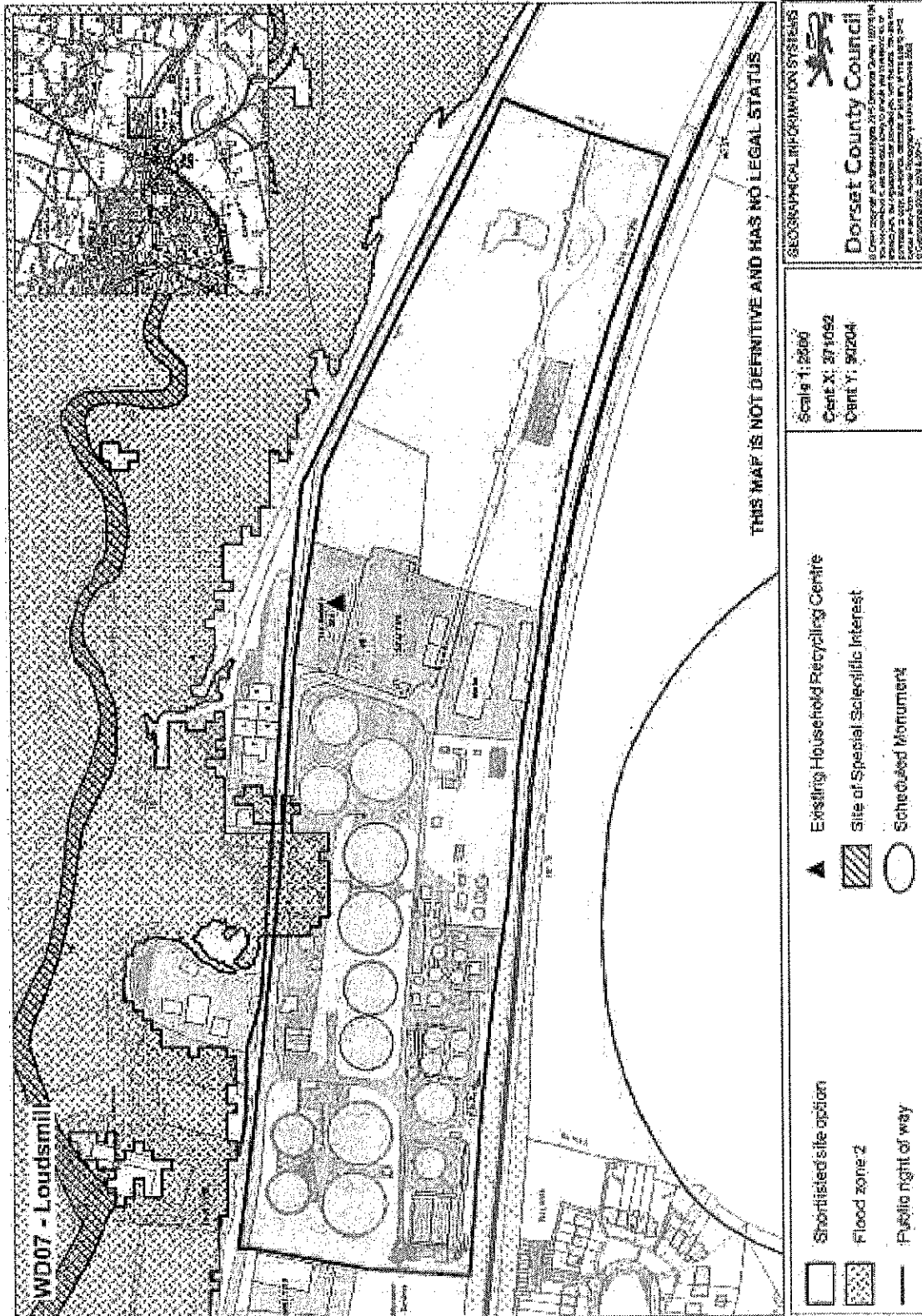
**Loudsmill, Dorchester**

Dorchester's existing household recycling centre lies at the eastern edge of Dorchester on a site at the end of St George's Road. This option is for the expansion or redevelopment of the existing facility. The wider site comprises the sewage treatment works, as well as a metal recycling site. To the south-east of the developed area there is some undeveloped land. There could be the opportunity for reconfiguring part of the site to facilitate the development of a modern, split level household recycling centre, including a one way traffic circulation route. A HRC would serve the residents of Dorchester and surrounding villages.

Parish/Town Council	Dorchester (Adjacent to Stinsford)
Site area	3.44ha
Existing land use	Sewage treatment works, household recycling centre, metal recycling centre
Potential waste facilities being considered	Household recycling centre - 0.5-1ha
Access	Access via St George's Road. Partially single track, unadopted road.
Sensitive receptors / designations	St George's Road is a residential street, along which HGVs serving the facility and private vehicles accessing the site travel.
Deliverability / Viability	The landowner has confirmed that land could be made available for an extension of the facility. Private access which would require investment.

**Sustainability Appraisal Summary**

As previously developed land there are limited sustainability impacts. There would be an adverse impact on residential properties along the access routes to the site although there may be the opportunity to improve the current situation.



**Option WP WD08**

**Parkway Farm Business Park, Poundbury**

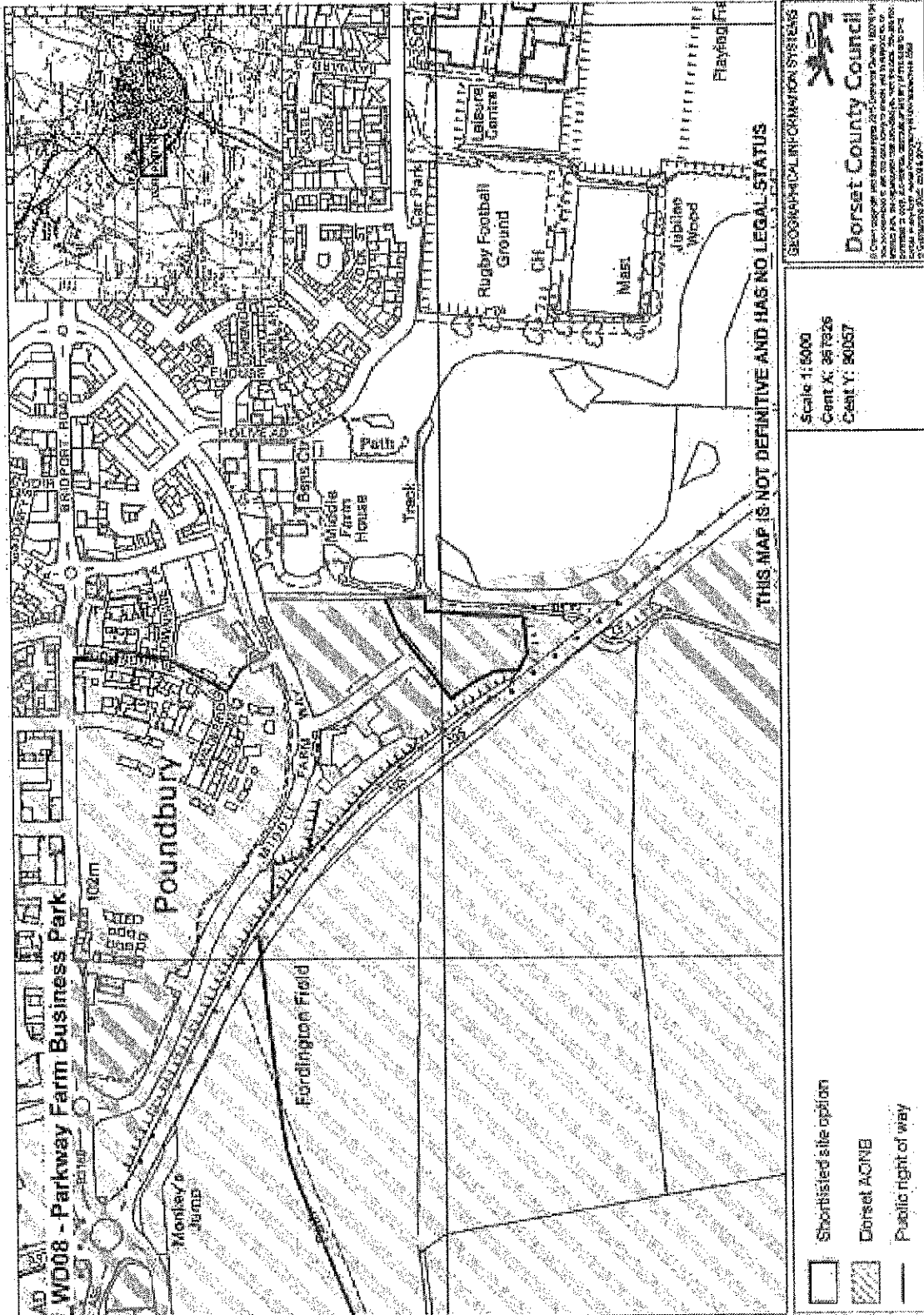
The site lies in the southern part of Poundbury, to the south of Middle Farm Way and south of the Parkway Farm Business Park. The site is due to be allocated as employment land by West Dorset District Council, suitable for 'B2' (industrial) uses and other non-neighbourly uses.




The site could be suitable for a household recycling centre as a replacement for the existing facility east of Dorchester. A household recycling centre would be a split level facility including a one way traffic circulation route and would serve the residents of Dorchester and surrounding villages.

Parish/Town Council	Dorchester
Site area	0.93ha
Existing land use	Community farm
Potential waste facilities being considered	Household recycling centre - 0.5 - 1ha.
Access	Via Middle Farm Way, through Parkway Farm Business Park
Sensitive receptors / designations	The site is within the Dorset AONB.  The nearest residential properties are located on Laddock Green and Laddock Terrace, around 150m to the north/north-west.
Deliverability / Viability	There may be issues with deliverability with this site.

**Sustainability Appraisal Summary**


Although the site is in the AONB, there are unlikely to be adverse landscape impacts. There could be negative impacts on residential properties although there is other employment land in between the site and sensitive receptors. As allocated employment land, there could be a conflict with other potential uses which may provide a greater potential for economic growth, although such land is appropriate for waste uses.



-  Shortlisted site option
-  Dorset ACNE
-  Public right of way

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Scale 1:5000  
Cent X: 257926  
Cent Y: 80057


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## **Dorchester Town Council**

### **Planning and Environment Committee – 7 September 2015**

#### **Review of Governance Arrangements**

1. At Council in July 2015 it was agreed that a short review of current meeting arrangements should take place in time for the next Council meeting on 29 September 2015. The components of the review are:
  - A preliminary discussion at Council on 21 July 2015
  - A short questionnaire to all Members – a discussion paper produced by two Chairmen regarding the allocation of work between Planning and Environment Committee and Policy Committee. The opportunity for each Committee to review the evidence gathered and comment to Council.
  - Any revisions to existing arrangements to be agreed at Council on 29 September 2015.

#### **Committee Processes**

2. 13 questionnaires have been returned as at 31 August 2015, with feedback regarding Committee meetings summarised in Appendix 1. In summary, Members are generally satisfied with the Committee process, with a few suggestions for improvements.
3. The Chairmen of Planning and Environment Committee and Policy Committee met with the Town Clerk in August 2015 to discuss how their Committees operate and how they relate to the Corporate Plan. Some suggestions for change are included in Appendix 2.

#### **Panel Processes**

4. The Questionnaire responses produced no clear view on changes to the Panel process and are not easy to summarise. To facilitate discussion some suggestions, based on the comments made and supplemented by officer contributions, are included at Appendix 3. Members may wish to provide feedback on the suggestions relating to this Committee's Panels.
5. The Committee's feedback in relation to this Committee and the Panels it oversees is sought.

Adrian Stuart  
Town Clerk

## SUMMARY OF FEEDBACK ON COMMITTEES

Question	Yes	No	Comments
<p>With regard to meetings of <b>Full Council</b></p> <p>Do you wish to receive a guest speaker at each meeting of Council?</p>	6	7	<ul style="list-style-type: none"> <li>• Provided speakers are saying something new</li> <li>• Happy with guest speakers, but not every meeting</li> <li>• Make more use of Special Meetings</li> <li>• Needs to be time limited</li> </ul>
<p>Do you support moving public Question time to the beginning and incorporate it into the meeting</p>	11	2	<ul style="list-style-type: none"> <li>• Don't integrate into meeting</li> <li>• Public would leave after questions</li> <li>• Suggest regular update by WDDC/DCC Members</li> </ul>
<p>With regard to <b>Policy Committee</b></p> <p>Do you feel its overall remit is clear?</p> <p>Does it look at the right issues/operate at the right level?</p> <p>Does it have the right number of Members?</p>	8 7 7	2 2 1	<ul style="list-style-type: none"> <li>• Inc. responsibility for Buildings, Arts, Grants, Civic and Twinning, Cemeteries</li> <li>• Not enough Members understand its remit</li> <li>• Needs greater strategic planning focus and capacity</li> <li>• Current remit too narrow – greater focus on strategic aims, partnership working and influencing</li> </ul>
<p>With regard to <b>Management Committee</b></p> <p>Do you feel its overall remit is clear?</p> <p>Does it look at the right issues/operate at the right level?</p> <p>Does it have the right number of Members?</p>	7 8 7	1 0 1	<ul style="list-style-type: none"> <li>• Should focus on Outdoor services, transferring some services to Policy (see above)</li> <li>• Too focused on detailed management rather than overview of service</li> <li>• Would be more effective with fewer members</li> </ul>
<p>With regard to <b>Planning &amp; Environment Committee</b></p> <p>Do you feel its overall remit is clear?</p> <p>Does it look at the right issues/operate at the right level?</p> <p>Does it have the right number of Members?</p>	10 11 9	2 1 3	<ul style="list-style-type: none"> <li>• Focus only on Dev. Control every other month, or separate out other issues</li> <li>• Too many Members, need training, WDDC take the decisions</li> <li>• Too many Members, fix number</li> <li>• Too much of a catchall for anything not traditionally provided by DTC</li> <li>• Remit too wide</li> </ul>



<b>Domestics at Council and Committees</b>			
Are you happy with the frequency of meetings?	13	0	<ul style="list-style-type: none"> <li>• Policy and Management in alternate months</li> <li>• 7.30pm start</li> <li>• Should not feel obliged to always meet in Council Chamber</li> <li>• Meetings should take as long or short as needed</li> </ul>
Are you happy with the 7.00pm start?	11	1	
Are you happy with the venue?	13	0	
Are you happy with the layout of the papers?	13	0	
What is your preferred meeting length?			
1'00"	1		
1'30"	6		
2'00"	4		

## REVIEW OF PLANNING & ENVIRONMENT AND POLICY COMMITTEES

As agreed at Council in July 2015, Councillors Gareth Jones (Chairman of Policy Committee) and Susie Hosford (Chairman of Planning and Environment Committee) met with the Town Clerk as part of the review of Committee arrangements to be considered by Council at its meeting on 29 September 2015.

The general issues considered were

- The workload of the P&E Committees, and particularly the tension between the need to give proper attention to the high volume of Development Control applications and wider issues affecting the town and its environment, e.g. DTEP, parking charges, community planning
- The mechanism needed to deliver newer aspects of the Corporate Plan, e.g. influencing other tiers with regard to Parking and Traffic, Affordable Housing etc
- The need to be more proactive in our contact with other agencies rather than reactive

The two Chairmen agreed to propose to Council that the Terms of Reference of the two Committees should be clarified to enable Planning and Environment Committee (to be renamed "Planning Committee") to focus on:

- Responding to West Dorset District Council and Dorset County Council on planning applications
- Making observations to Dorset County Council advocating and in response to proposal related specifically to Traffic Regulation Orders
- Making observations to consultations from West Dorset District Council and Dorset County Council regarding high level plans (Local Development Plan, Waste Plan, etc)

With Policy Committee focusing on:

- Managing the Council's role to influence partners, in line with the Corporate Plan and partnership working with organisations focusing on strategic delivery including Dorset County Council and West Dorset District Council, Local Area Partnership
- Financial Control
- Strategic use of the Council's Assets (deciding how each asset should be used), and management issues relating to the Council's workforce

When a new major site or issue emerges, e.g. Dorchester Prison, Charles Street or DTEP/Neighbourhood Planning a discussion should take place between the two Committee Chairmen to establish which Committee is most relevant in developing the Council's views on the site.

### Revisions to the Panel Process

The questionnaire identified a number of benefits and disbenefits of the current Panel process.

#### Pros

- Ability to focus in depth, including more time, on a specific subject
- Small Group working is rewarding for Members and officers – interest, ownership
- Flexible, informal - allows site visits
- Good way of involving new Members in an informal environment
- Opportunity for Task & Finish
- Can discuss and decide things between Committees (technically this is incorrect)
- Allows for Member's specialist knowledge to be used
- (Not mentioned in the questionnaire responses) – Allows for partners to meet with Town Council informally
- Catalyst – could be a starting point for an idea

#### Cons

- Too infrequent – often difficult to organise a meeting
- Non-members can feel left out
- Risk that they become “My Panel” – territorial
- Can be overlong and doesn't prevent further discussion at Committee – many items could go straight to Committee
- Lack of meetings = work pushed up to main Committees
- Don't cover some of the newer issues arising from the Corporate Plan

An alternative approach that delivers the benefits and reduces the disbenefits

- Workload of Current Panels

Committee	Panel	2014/15 workload	Alternative Approach
Planning & Environment	Traffic	Did not meet	<ul style="list-style-type: none"> <li>• Consider as part of review of workload of P&amp;E Cttee</li> <li>• Ensure does not duplicate role of DTEP Steering Group</li> </ul>
Policy	Risk & Resources	1 meeting <ul style="list-style-type: none"> <li>• Risk Register</li> </ul>	<ul style="list-style-type: none"> <li>• One report direct to Policy each November</li> </ul>
Management	Arts	2 meetings <ul style="list-style-type: none"> <li>• Dorchester Arts</li> <li>• Maumbury Rings</li> </ul>	<ul style="list-style-type: none"> <li>• Twice yearly activity report to Management covering events and work with Dorchester Arts</li> </ul>
Management	Community Activities	3 meetings <ul style="list-style-type: none"> <li>• WW1</li> <li>• Grants</li> <li>• Twinning</li> <li>• Events</li> </ul>	<ul style="list-style-type: none"> <li>• Greater role for Outside Bodies reps</li> <li>• Task &amp; Finish Groups</li> <li>• Named Community Activities Councillor</li> <li>• Greater role for Mayor and Deputy</li> </ul>

			<ul style="list-style-type: none"> <li>• Grant window and report to Management</li> <li>• Greater discretion for officers to make assets available</li> </ul>
Management	Property Management & Maintenance	1 meeting <ul style="list-style-type: none"> <li>• Site visits</li> </ul>	<ul style="list-style-type: none"> <li>• Bi-annual site visit of all sites on fixed days, open to all Cttee members, led by Chair/Vice Chair. Report finding to Cttee</li> </ul>
Management	Outdoor Services	Did not meet	<ul style="list-style-type: none"> <li>• Integrate into site visits rota. All sites visited once over life of Council</li> </ul>
	Task and Finish Groups	1 subject, 2 meetings <ul style="list-style-type: none"> <li>• Dorchester Arts move</li> </ul>	<ul style="list-style-type: none"> <li>• Greater use of Task and Finish, particularly by Policy to develop Corporate Plan ideas</li> </ul>

**Advantages of the outlined approach**

- More efficient use of officer time, less bureaucratic
- Fixed daytime dates for site visits give clarity
- Legitimises use of Task and Finish Groups for Corporate Plan projects

## **Dorchester Town Council**

### **Planning and Environment Committee – 7 September 2015**

Decisions on planning applications (contrary to Dorchester Town Council's comments)/  
withdrawn applications and others of interest.

1. **WD/D/15/001377**

**LAND ADJ 61 OLGA ROAD, DORCHESTER, DT1 2LY**

Demolition of Single-Storey Outbuilding, Erection of 2 no. New Dwellings and Formation of  
New Pedestrian Access

Approved by WDDC's Development Control Committee on 13 August 2015.

Dorchester Town Council's comment: Recommend refusal. The Committee considered that the proposed development would result in an unduly cramped form of development creating limited amenity spaces for both the host and new dwellings. The front elevations of the new dwellings were out of keeping with the area as a whole, by virtue of the porches protruding out from the natural building line in the road and the Committee considered that the front elevations should reflect the distinctive design of the host dwelling and the row of Victorian terraced houses to the west of the site i.e. with bay windows to the ground floor, direct entry front doors with a tiled pitched roof over. Therefore the development would be detrimental to and not preserve or enhance the character and appearance of the Dorchester Conservation Area.

As such the development is considered to be unacceptable and contrary to Policies DA3, DA5, DA7, and SA21 of the West Dorset District Local Plan (2006), Policies ENV4, ENV10 and ENV12 of the Emerging West Dorset and Weymouth and Portland Local Plan and Parts 7 and 12 of the NPPF (2012).

2. **WD/D/15/000682**

**LAND ADJACENT PARKING AREA, ALFRED ROAD, DORCHESTER**

This application was refused by WDDC's Development Control Committee on 29 June 2015 and the applicant has now lodged an appeal with the Planning Inspectorate against this decision.