



# Dorchester Town Council

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31 August 2016

**Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 5 September 2016 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 C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries (the Mayor ex-officio), J. Hewitt, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie and D. Taylor

## **1. Election of Chairman**

In the absence of the Chairman and Vice Chairman, to elect a Chairman for the meeting.

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

It is recommended that any twin hatted Dorchester Town Council and West Dorset District Council Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

## **3. Minutes**

To confirm and sign the Minutes of the meeting of the Committee held on 1 August 2016 (attached).

## **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. Dorchester Transport and Environment Plan (DTEP) - Lower South Street Enhancement**

Dorset County Council is considering making the above Order under the Road Traffic Regulation Act 1984 (details and plan attached) and has asked for the Town Council's comment as a primary consultee.

**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 Decisions on Planning Applications and Withdrawn Applications**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 (attached).

**8. Urgent Items**

To consider any other items that the Chairman or Town Clerk decides are urgent and that cannot wait for consideration at a future meeting.

# Dorchester Town Council

## Planning and Environment Committee

1 August 2016

Present: Councillors C. Biggs, R. Biggs, A. Canning, T. Harries, J. Hewitt, S. Hosford (Chairman), S. Jones, T. Jones, R. Potter, M. Rennie and D. Taylor.

Apologies: Councillor F. Kent-Ledger

Also Present: Councillor G. Duke

15. **Declaration of Interest**

Councillors S. Jones and R. Potter both stated that as members of WDDC's Development Control Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate and vote on planning applications at this meeting.

16. **Minutes**

The Minutes of the meeting of the Committee held on 4 July 2016 were confirmed and signed by the Chairman as a correct record.

17. **Minute Update Report**

**i) Minute 40/14 (8 September 2014)**

**Charles Street Development Scheme – application WD/D/14/002002**

The Chairman reported that she was expecting the final report to be considered by WDDC's Executive in September.

**ii) Minute 155/15 (7 March 2016)**

**Planning Applications WD/D/15/002840 and WD/D/15/002841 – HM Prison, Dorchester**

The Chairman said that it was disappointing that this development would not be providing any affordable housing but she, and WDD Councillors, were satisfied that there had been a robust assessment of the developer's viability report. In view of the Government's latest planning guidance relating to vacant building credit, Members asked for WDDC officers to provide them with advice on the impact this may have on future developments.

It was agreed that the Town Council's views should be given to WDDC's Planning Committee on 11 August, ideally by the Chairman of this Committee, when these planning applications were considered. Members were informed that WDDC's Planning Committee would be carrying out a site visit to the Prison.

Attention was drawn to the unkempt and overgrown state of the riverside garden within the Prison site and the Clerk was asked to contact City & Country to request them to undertake maintenance of the garden.

The Committee noted that the developer's planning application for Shepton Mallet Prison had recently been refused by the local planning authority.

**Resolved**

- i) That the Minute Update Report be noted.
- ii) That WDDC be asked to provide advice on the Government's latest planning guidance relating to vacant building credit.

- iii) That City & Country be requested to undertake maintenance of the riverside garden within the Prison site.

18. **DTEP: Damers Road/Williams Avenue Junction Improvements Proposed Traffic Regulation Order**

Mr Brewer, a local business man, addressed the Committee asking for clarification as to the reasons for the move of the bus stop on Damers Road and he considered that this would not improve the traffic situation and it would have a negative impact on his business.

Councillor Canning, as chairman of the DTEP Working Group, advised that concerns had been raised about the move of the bus stop and he considered that this could be reviewed further. The aim of the proposal was to have two longer filter lanes westbound from Damers Road turning right into Williams Avenue. As a result of the whole DTEP there would be a lot more traffic using this junction and the changes were part of the wider plan across the town.

The Committee discussed the proposals and their consequences and it considered that the move of the bus stop and loss of parking spaces in Damers Road was not justified and the impact was not acceptable.

**Resolved**

That Dorset County Council be advised that the Town Council supported the proposals for Williams Avenue but that it did not support the move of the bus stop and loss of parking spaces in Damers Road and considered that this part of the proposal should be reviewed.

19. **Monmouth Road Area Parking Issues**

Mr Hartley, co-ordinator of the Monmouth Road residents' group, addressed the Committee. He explained the background to the requests for additional parking restrictions in the area and detailed the high level of support given by local residents both informally and at a recent meeting organised by ward councillors. The main aim of the requests was to improve road safety and traffic flow and to move parking back into off street car parks. He thanked all those involved at the Town Council for their help and support.

The Chairman thanked Mr Hartley for all the work he had put in and considered that this was a text book example of residents' participation in local democracy.

The Committee discussed the requests, as detailed in the Clerk's report, and the practical implications of these. A Dorset County Councillor mentioned that, for information, DCC was about to undertake a policy review of the parking permit scheme policy.

Members noted that the parking situation in Alfred and Cromwell Roads had improved since the new double yellow lines had been put in at the junction.

The Committee gave their unanimous support to the requests for additional parking restrictions in the Monmouth Road area and the Chairman thanked the South Ward team.

**Resolved**

That Dorset County Council be requested to action the requests from residents of the Monmouth Road area for additional parking restrictions i.e.:

- a) Double yellow lines to be put on the following junctions:
  - i) Rothesay Road/ South Court Avenue;

- ii) Ashley Road/Monmouth Road; and
  - iii) Culliford Road South/Monmouth Road.
- b) A residents' parking permit scheme for: Monmouth Road/Ashley Road/Cromwell Road/Alfred Road/Culliford Road (South) and the stretch of Rothesay Road between Monmouth Road and South Court Avenue.
- The scheme to allow limited short term parking, at suitable times, to ensure that parking for residents is protected.
- c) A 20mph speed limit to be introduced in Monmouth Road.

20. **Planning Applications**

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

**Resolved**

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

21. **Victoria Park Post Office**

A West Ward Councillor proposed having a meeting with the Post Office and other interested parties to discuss the move. This led to discussion about the individual circumstances of the present Post Master and some Members considered that the meeting should go into confidential session if the discussion continued. Other Members thought that it was not necessary to do this as the discussion should only involve the relocation consultation. It was agreed to concentrate the discussion on the consultation questions and the response points then agreed were:

- The Committee considered that the new location (Poundbury Village Stores) was totally unsuitable due to its close proximity to another Post Office branch at the Buttermarket, also on Poundbury.
- This move would disadvantage residents of the Victoria Park area and take an amenity away from them. There has already been the loss of a number of small Post Office branches across the Town and this move would add to this, moving all Post Office provision (apart from the main Post Office in Trinity Street) further out from the Town centre (with two branches close to each other in one area) and away from many residential areas.
- The Committee liked the prospect of improved access to a Post Office branch building, more modern facilities and longer opening hours and would like any Post Office facilities to be made immediately available inside any new branch to allow the best access possible, for all.
- The Committee considered that ideally, a new main style branch Post Office should be provided in the existing location, or failing that at another location a similar distance from the Town Centre (not in Poundbury) to provide a better spread of Post Office provision across the Town.

After further consideration about a meeting with the Post Office, it was agreed that this would actually be a positive and proactive move and the Clerk was asked to progress this. The Town Clerk, the Chairman of the Committee and a West Ward Member would be invited to the meeting.

**Resolved**

- i) That the Post Office be advised of the Town Council's comments

regarding the proposed relocation of Maud Road Post Office to Poundbury Village Stores.

- ii) That the Committee Clerk arranges a meeting between the Post Office and Town Council representatives.

22. **Development at St George's Road, Red Cow Farm, Dorchester**

The Committee supported the Traffic Regulation Order required to prohibit motor vehicles from using part of the existing highway network along St Georges Road allowing it to become footway/cycleway.

**Resolved**

That DCC be advised that the Town Council supports the Traffic Regulation Order required to prohibit motor vehicles from using part of the existing highway network along St Georges Road allowing it to become footway/cycleway.

23. **Decisions on Planning Applications**

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note.

**Chairman**

**Dorchester Town Council****Planning applications considered by the Planning and Environment Committee on 1 August 2016****East Ward (Councillors T Harries/S Jones/F Kent-Ledger)**

1. **55 LONDON ROAD, DORCHESTER, DT1 1NF - WD/D/16/001131**  
Erect extension and alterations  
No objection
2. **1 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/16/001313 + WD/D/16/001314**  
Installation of through floor lift  
No objection

**North Ward (Councillors R Biggs/A Canning/S Hosford/T Loakes/D Taylor)**

3. **PLOTS 222 TO 232, SECTOR 3.36, NORTH EAST QUADRANT, PEVERELL AVENUE EAST, POUNDBURY - WD/D/16/001377**  
Approval of all reserved matters pursuant to outline p.p 1/D/09/001363 - Erect 25 dwellings, 417 sq.m of commercial floor space together with associated garages, access & landscaping  
No objection
4. **SOUTHFIELD VETERINARY CENTRE, SOUTH WALKS ROAD, DORCHESTER, DT1 1DU - WD/D/16/000975**  
Internal alterations to the veterinary practice layout and provision of student accommodation for veterinary students. Provide a residential 3 bedroomed flat.  
No objection

**South Ward (Councillors C Biggs/R Potter/M Rennie)**

5. **49 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG - WD/D/16/001192**  
Erection of a single-storey rear extension, two-storey side extension and single-storey front extension. Lay new driveway surface and installation of new 1.5m high gates mounted on to brick piers at the entrance  
Recommend refusal. The Committee had concerns about the scale and design of the proposed brick piers and gate and without a plan showing these did not consider they could support the application. From the information available it appeared that these items had the potential to interrupt the open character of street frontages in the area, providing a dominating and unfriendly façade. The proposed boundary could form an incongruous feature, which would integrate poorly with the distinctiveness of the local area. As such, it could be a detriment to visual amenity and would be contrary to Policy ENV10 of the West Dorset, Weymouth and Portland Local Plan (2015).
6. **39 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY - WD/D/16/001210**  
Two storey side extension forming garage, utility & kitchen to ground floor with bedroom & family bathroom to first floor and loft conversion. Single storey rear extension. Form high brick wall with wrought iron to boundaries  
Recommend refusal. The Committee had no objection to the extensions to the existing building, however there were several concerns about the proposed boundary treatments. The Committee were concerned about the potential loss of a distinctive aged brick wall to the rear of the property and the impact this would have on the residents of these neighbouring properties in Monmouth Road. The loss of this wall would be contrary to Policy ENV10. of the West Dorset, Weymouth and Portland Local Plan (2015). Additionally, this wall could be considered as a heritage asset to those residents and therefore its loss would be contrary to Policy ENV 4. of the West Dorset, Weymouth and Portland Local Plan (2015).

With regards to the boundary treatments to the front of the property, on all sides, and on the western side of the property adjoining No. 41, the Committee considered that the proposed wall and railings would be overbearing, dominant and out of keeping with the character of the road and therefore would be contrary to Policy ENV10. of the West Dorset, Weymouth and Portland Local Plan (2015).

7. **THOMAS HARDYE HALL, BONDED STORES, BREWERY SQUARE, WEYMOUTH AVENUE, DORCHESTER - WD/D/16/001438 + WD/D/16/001444 & WD/D/16/001495 + WD/D/16/001494**

Change of use to D2 leisure (gymnasium) use/Erection of signs/ Fascia signage and vinyl entrance signage bearing the Anytime Fitness logo

Recommend refusal. The Committee considered that 24 hour opening was excessive and unnecessary and would be detrimental to the amenity of many residents in the area, some of whose properties immediately adjoined the site, both in respect of noise generated by customers using the facility and from extractor fans/air conditioning units. The application would therefore be contrary to ENV16. of the West Dorset, Weymouth and Portland Local Plan (2015).

With regards to the signage, the Committee considered that the proposed signs, particularly to the front elevation of the building (which was noted as a 'frontage of high importance' in Brewery Square's original masterplan), by reason of their modern design and colours, large scale and inappropriate illumination were considered to result in substantial harm to the visual amenities of the locality including a detrimental impact on the character of the listed building and the setting of other listed buildings within the vicinity. The signage would be contrary to the Town Council's Internally Illuminated Shop Signage Policy and the application would not preserve or enhance amenities within the Dorchester Conservation Area and would therefore be contrary to policies ENV 4 and ENV 14 of the West Dorset, Weymouth & Portland Local Plan (2015) and sections 7 and 12 of the National Planning Policy Framework (2012).

**West Ward (Councillors J Hewitt/T Jones)**

8. **12 COBURG ROAD, DORCHESTER, DT1 2HW - WD/D/16/001243 + WD/D/16/001245**

Convert second floor flat parapet roof to balcony and remove metal staircase and installation of dormer window

Replace kitchen flat roof with a pitched roof, erect side extension and installation of east facing dormer window

No objection

9. **39 TREVES ROAD, DORCHESTER, DT1 2HE - WD/D/16/001227**

Alterations to include replacement of rear flat roof with mono pitch roof and erect replacement detached garage

No objection

10. **LAND ADJACENT TO 13-15 CASTLE CLOSE, DORCHESTER, DT1 2JE - WD/D/16/001455**

Development of four, 1 bedroomed flats with parking and amenity space within corner garden plot of 13/15 Castle Close, Dorchester

No objection, however, the Committee were disappointed that the proposal did not provide for any on site parking for the two existing properties and this would intensify on street parking in Castle Close.

**Additional Applications**

11. **15 ST HELENS ROAD, DORCHESTER, DT1 1SD - WD/D/16/001524**

Replace a flat roof rear extension with a dual pitched single storey extension.

Internal remodel to the adjacent section of the house.

No objection



## Planning and Environment Committee – 5 September 2016

### Minute Update Report

1. **Minute 17/16 (1 August 2016)**

**Planning Applications WD/D/15/002840 and WD/D/15/002841 – HM Prison, Dorchester**  
City & Country have been requested to undertake maintenance of the riverside garden within the Prison site and they have confirmed verbally that this will be carried out and the Town Council will be kept updated.

2. **Minute 19/16 (1 August 2016)**

**Monmouth Road Area Parking Issues**

Dorset County Council has been advised that the Town Council supports the requests from local residents for a number of new parking restrictions in the area and has asked that the necessary action is taken to progress consideration of these items.

Initial responses from DCC have been:

a) Double yellow lines:

‘The scoring for this request will be submitted to DCC’s Network Project Team, along with all other (*county wide*) requests, so that a ranked priority list can be put together to match against next year’s funding. This is looked at on a county perspective so that funds are directed to deliver against the highest priority. This year’s budget is already fully committed with a waiting list.’

b) Residents parking permit scheme:

‘This needs to be considered in line with DCC’s holistic transport review (which includes parking) currently being undertaken by external consultants. The review is fundamental and will be very broad ranging hence piecemeal schemes will need to be aligned to the overall outcome objective. Schemes such as this have to be a package, part of which is likely to include on-street pay and display.

‘This review will not specifically make any short term decisions for the Town but we do need to be mindful of this work so that decisions made now are not then in conflict with the bigger piece of work in time to come. The other piece of work in progress is looking at the Permit Parking Policy (which included Residents Parking Schemes) to attempt to bring the current policy up to date.’

‘The residents permit scheme is a large piece of work and would need to secure its own funding to progress, assuming the majority criteria of residents are in favour and this is not contrary to the overall plan.’

c) 20mph speed limit:

‘Whilst there remains some *investigation* to be done on the requested 20mph limit, *the relevant officer* has recently received the independent report commissioned by colleagues in DCC Transport Planning which sought to understand whether 20mph limits or zones for predominantly residential roads in Weymouth & Portland and Dorchester were feasible.

A total of 16 areas were considered in the report and the area which includes Monmouth Road was not amongst the highest ranked areas. The majority of these areas where a 20mph limit or zone was felt to be most beneficial were within the Weymouth area. A barrier to any of the areas included in this review is cost. It is estimated that 20mph zones for all 16 areas identified in Weymouth/Portland and Dorchester would cost in excess of £400k.

It is important that a reduced speed limit on any road is looked at not in isolation but in the wider context. A 20mph limit on Monmouth Road would need to be considered alongside all other

considerations, such as the (DCC) Parking Review. Parking, particularly on-street, is an important consideration in reducing speed limits.'

'There is also the question raised previously in terms of points b) and c) as to funding as the implementation of these two types of scheme are not inexpensive. *The relevant DCC officer* does not have a budget for Residents Parking or reduced speed limits therefore these will need considering for funding from other pots.'

3. **Minute 21/15 (1 August 2016)**

**Victoria Park Post Office**

The Post Office has been advised of the Town Council's comments regarding the proposed relocation of Maud Road Post Office to Poundbury Village Stores.

The Town Clerk has had contact with both the local post offices affected by the proposal to relocate the Maud Road post office. The Maud Road Post Master has emphasised the view that the Post Office needs to relocate to improve services. The Buttermarket Post Office operators have emphasised their commitment to maintain and, if permitted, expand the level of postal service they provide. The Town Clerk has offered a number of dates to the regional manager to meet to discuss the proposal.

## Dorchester Town Council

### Planning applications to be considered by the Planning and Environment Committee on 5 September 2016

#### East Ward (Councillors T Harries/S Jones/F Kent-Ledger)

1. **1 SALISBURY TERRACE, SALISBURY STREET, DORCHESTER, DT1 1JT - WD/D/16/001601 + WD/D/16/001602 [Link](#)**  
Reinstatement of de-roofed existing outbuilding. Removal of two wooden fireplace surrounds and replacement with victorian style surrounds.
2. **33 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/16/001505 [Link](#)**  
Erect single storey lean-to extension to front to form extended kitchen with pitched roof porch
3. **35 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/16/001506 [Link](#)**  
Erect single storey lean-to extension forming extended kitchen/wc to front with pitched roof porch
4. **LOUDS MILL, ST GEORGES ROAD, DORCHESTER, DT1 1PH - WD/D/16/001660 [Link](#)**  
Demolish existing GCS Agricentre Unit and adjoining Lawnmower Sales and replace with new GCS Agricentre Unit and Country Store Unit. Relocate Lawnmower Sales to existing Country Store Unit.

#### North Ward (Councillors R Biggs/A Canning/S Hosford/T Loakes/D Taylor)

5. **TERRITORIAL ARMY, POUNDBURY ROAD, DORCHESTER, DT1 1TA - WD/D/16/001454 [Link](#)**  
Part UPVC replacement & part refurbishment of existing windows (revised scheme)  
Dorchester Conservation Area
6. **NORTH QUADRANT OF POUNDBURY PHASES 3 AND 4 - WD/D/16/001590 [Link](#)**  
Access; appearance; landscaping; layout and scale for 380 houses and flats and 68.4 sq.m. of non-residential floorspace - matters reserved for further approval by outline planning permission ref. 1/D/09/001363
7. **WESSEX HOTEL, 32 HIGH WEST STREET, DORCHESTER, DT1 1UP - WD/D/16/001624 + WD/D/16/001625 [Link](#)**  
Proposed new flat roof, timber frame rear extension to provide a new Male WC, amend the existing Male WC to create a Unisex Disabled WC and amend the existing external escape stairs.  
Dorchester Conservation Area and Grade II Listed Building
8. **STERLING HOUSE, PRINCES STREET, DORCHESTER, DT1 1TW - WD/D/16/001755 [Link](#)**  
Change of use from offices to 2 self-contained flats
9. **THE FIRESTATION, DELAPORT HOUSE, TRINITY STREET, DORCHESTER, DT1 1TU - WD/D/16/001711 [Link](#)**  
Demolition of Delaport House (The Fire Station), construction of a new 3m high brick perimeter wall with double gates and vehicle access crossover widening
10. **DUCHESS OF CORNWALL, 12 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3DD - WD/D/16/001708 [Link](#)**  
Erect External Pictorial Sign, breeze screens and signwriting

11. **6 ELVASTONE STREET, POUNDBURY, DORCHESTER, DT1 3RL - WD/D/16/001819 [Link](#)**  
Extend the projection of existing timber conservatory from 2400mm to 3400mm
12. **131 BRIDPORT ROAD, DORCHESTER, DT1 2NH - WD/D/16/001741 [Link](#)**  
Erect two storey side extension forming garage, utility, wc to ground floor with bedroom & en-suite to first floor. Single storey rear lean-to extension forming living area.
13. **15 CORNHILL, DORCHESTER, DT1 1BJ - WD/D/16/001818 [Link](#)**  
1No non illuminated fascia sign and 1No non illuminated hanging sign

**South Ward (Councillors C Biggs/R Potter/M Rennie)**

14. **THOMAS HARDYE HALL, BONDED STORES, BREWERY SQUARE, WEYMOUTH AVENUE, DORCHESTER - WD/D/16/001438 + WD/D/16/001494 (Change of Use) [Link](#)  
And WD/D/16/001444 & WD/D/16/001438 (Advertisement Consent) [Link](#)  
Dorchester Conservation Areas and Grade II Listed Building**  
To consider additional information (attached) provided by the applicant regarding the objection submitted by Dorchester Town Council.
15. **2 POWYS CLOSE, DORCHESTER, DT1 2RG - WD/D/16/001468 [Link](#)**  
Erection of a close boarded fence on slotted posts and 6' concrete gravel boards to be positioned on the external boundary of the property

**West Ward (Councillor J Hewitt/T Jones)**

16. **1 STOWCASTLE STREET, POUNDBURY, DORCHESTER, DT1 3GF - WD/D/16/001649 [Link](#)**  
Single storey rear extension
17. **42 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES - WD/D/16/001752 [Link](#)**  
Single Storey Extension

## **Supporting Information provided by the Applicant in respect of the Thomas Hardy Hall, Brewery Square, Dorchester:**

### **WD/D/16/001494 & WD/D/16/001438 (Change of Use)**

#### Opening Hours of Surrounding Uses

The proposed use at Thomas Hardy Hall is located in a busy mixed use area and is predominantly surrounded by other retail and leisure uses. The immediately adjacent uses (which include restaurants and bars) open until late seven days a week, with some open until 12am three nights out of seven. It is considered that the existing surrounding noise levels will be in keeping with a busy town centre area and therefore anticipated that the proposed use will not result in an increase in the existing levels, especially given evidence of the consistently low usage of the gyms between the hours of 12am - 6am as compared with other peak times.

#### Peak Gym Usage Times

Night-time usage of Anytime Fitness clubs is very low. It is typically less than 1 member/ per hour which suggests the unlikelihood of groups of members entering together. I have attached some Anytime Fitness statistics which I have taken from their CRM system and provide a picture of usage during weekdays and weekends in January, which is considered to be a 'peak' usage period. The gyms I have used are both approximately the same size as the one proposed and are located in busy mixed use residential areas. As is evident, night time usage outside the hours which can be deemed outside the opening times of the existing surrounding town centre uses represents a minimal percentage of the gym's overall usage and accounts for (a maximum of) 8% of the total usage even on a representative busy week.

Additionally, actual noise from ingress and egress of patrons during night-time is limited given that doors close automatically behind patrons and access is granted to members only by key fob.

#### Proposed Layout

The six apartments which are located in the Bonded Stores development comprise of four apartments on the first floor which adjoin the party wall and two on the second floor extension. The proposed layout of the gymnasium ensures the minimum disturbance from any possible sources of noise at all times, in the following ways:

- All of the machines (cardio), the member changing rooms/WCs and the member entrance will be located on the opposite side of Thomas Hardy Hall, away from the party wall (as per submitted plan D12741-C).
- The free weights section will be constructed of high impact resilient flooring to absorb the impact of dropping weights onto the surface and to mitigate any potential noise (see below).
- The multi-purpose room which group classes will only be used during staffed hours, with the last class concluding at, or before 9pm, so as to protect the amenity of any residential dwellings in the area. Additionally, all Anytime Fitness gyms have control equipment that sets music to levels that do not exceed 71dBA in the gym, and do not exceed 80dBA in the studio. The control equipment is tamperproof and stored in the manager's office.

#### Additional Acoustic Measures

Other noise abatement measures are built into the design of the Anytime Fitness club brand which is low impact and scaled down compared to other gyms. The features include:

- All Anytime Fitness gyms also have control equipment that ensures music levels do not exceed 71dBA. The proposed gym will have low volume background music playing and during staffed hours only.
- All the cardiovascular equipment has individual television screens and members wear headphones to listen to the sound.
- (As above) the free weights kit have absorbing mounts and the flooring under the free weights section is 15mm thick rubber crumb compound.

An acoustic assessment is due to be received, which will provide a more technical basis for discussions about the surrounding noise levels and noise arising from the proposed development.

WDDC’s Environmental Health officers have been provided with a noise report for the development and have confirmed that they are happy with the information given and therefore have no further comment as this appears to cover internal issues.

Air Conditioning

The air conditioning units will not standardly be operated at night. They will be operated daily from 7am to 11pm with a night set back which kicks in if the gym becomes excessively hot or cold outside these non-operational times. Therefore there will not ordinarily be any noise impact arising from the AC units after 11pm or before 7am.

This is guaranteed via the AC systems in-built time clock. A separate control panel is also installed that has a separate time clock operable by remote control, but this cannot be adjusted remotely outside of staffed hours. If the control panel is connected to the AC condensers via an interface plug it will override the AC systems remote control. The interface enables internal switches to be set so that the power consumption can be reduced which in turn reduces the speed of the fans and compressor therefore reducing the noise level output from the system. When the time clock switches off, the system will revert back to normal operation until the next time sequence.

The following graphs illustrate the typical usage at two centrally located Anytime Fitness gyms across England.

- Bicester, Oxford, GIA 576m2
- Mill Hill, London, GIA 584m2
- (Proposed Gym - GIA 592m2)

Table 1: Weekdays at Bicester, January 2016

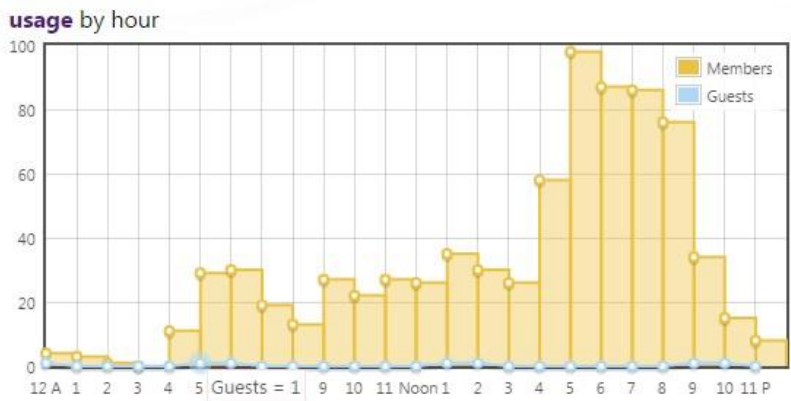


Table 1 illustrates usage at the Bicester gym during a week in January (Monday - Friday). This is considered to be the ‘peak’ and most popular time of the year for gym usage and as such this picture can almost be taken as the ‘worst case scenario.’ The gym has approximately 1,353 active members with some 772 visits per week. During this period 45 members visited between 12am and 6am which equates to only 2% of total visits (9 per day). Peak usage is between 4pm and 9pm where some 405 visits were made by members (81 per day).

Table 2: Weekends at Bicester, January 2016

usage by hour

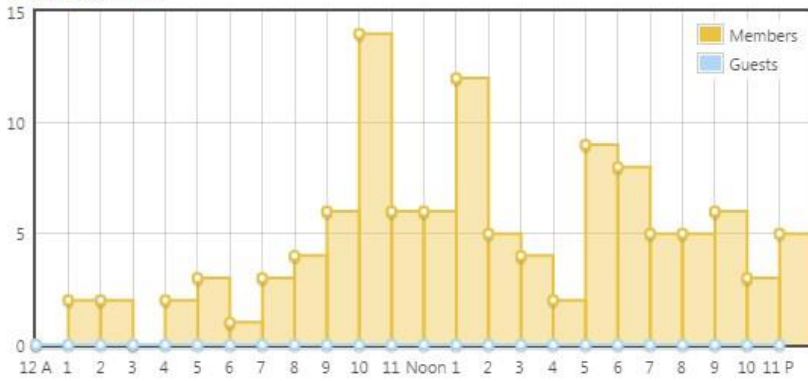


Table 2 shows the typical 24 hour use of the Bristol gym at the weekend. In total, there were 113 visits with 9 being between 12am and 6am. This equates to less than 1% of total visits. As can be seen, there is a more even distribution of use throughout the day when compared to weekdays.

Table 3: Weekdays at Mill Hill, January 2016

usage by hour

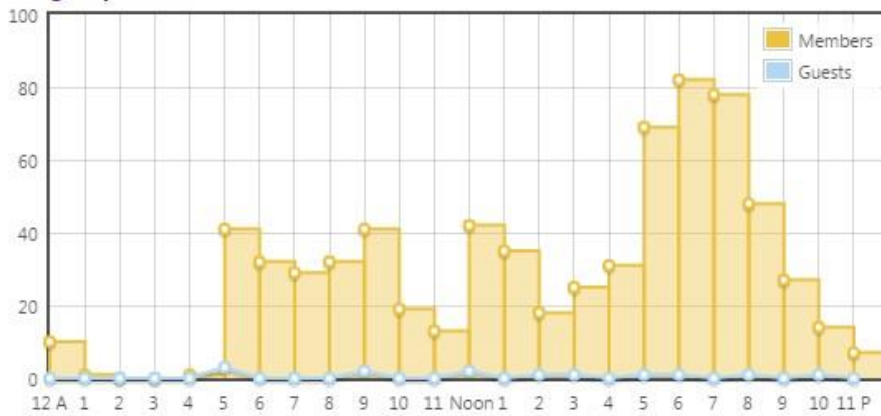


Table 3 illustrates usage at the Mill Hill gym during a week in January (Monday - Friday). The gym has approximately 1,097 active members with some 592 visits per week. During this period 46 members visited between 12am and 6am which equates to only 7.8% of total visits (9 per day). Peak usage is between 5pm and 9pm where some 245 visits were made by members (49 per day).

Table 4: Weekends at Mill Hill, January 2016

usage by hour

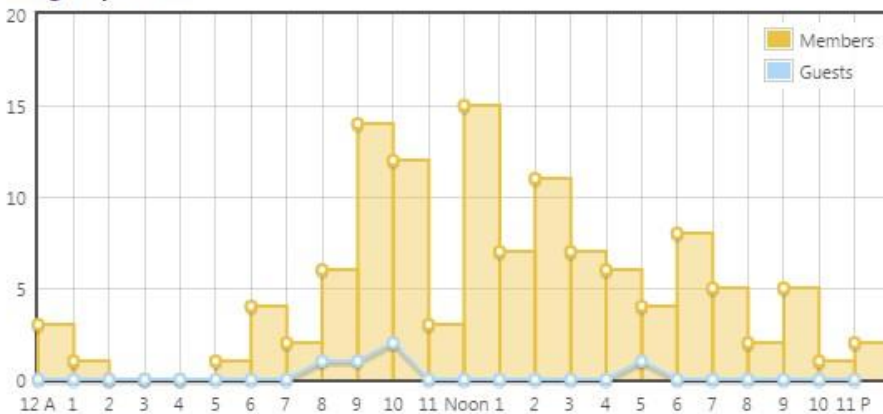


Table 4 shows the typical 24 hour use of the Mill Hill gym at the weekend. In total, there were 124 visits with 5 being between 12am and 6am. This equates to 4% of total visits. As can be seen, there is a more even distribution of use throughout the day when compared to weekdays.

Taking these two examples into account, nighttime usage of these gyms is consistently low. The extent of usage between the hours of 12am and 6am represents between 2% and 8% of total member trips, during the peak month of January.

Usage at the weekends has a less distinctive pattern during the daytime but has a similarly modest extent of usage between the hours of 12am and 6am ranging from 1% - 4%.

Typically, the people using the gym at these times are regular members from the local community that are keen to maintain health and fitness. They predominately consist of people who work abnormal hours such as nurses, shift workers, police and fire officers.

It is anticipated that usage of the proposed gym would follow a similar pattern to the operational gyms outlined above.

The proposed gym would have a floor area of 592m<sup>2</sup> which is comparable to the existing gym at Bicester and Mill Hill and as such, membership numbers and the pattern of usage is expected to be comparable.

#### **WD/D/16/001494 + WD/D/16/001495 (Advertisement Consent)**

Photographs of some examples of the signs on the Bonded Stores have been provided by the applicants and these will be available to view at the meeting. These show that they are illuminated at night, Vivo Lounge has two illuminated signs on the same elevation as the proposed signs. Zizzi has a large illuminated sign over their main entrance on the same side. All are internally illuminated. Also photos showing the Anytime Fitness letters in other locations illuminated at night will be available. They illuminate via white LEDs, (which are the least bright of all the colours). They do not exceed 200 candelas per sq/m, which the applicant considers is an acceptable output.



**Dorchester Transport and Environment Plan (DTEP)**  
**(Making Dorchester Better)**

**Lower South Street Enhancement**  
**Traffic Regulation Order**

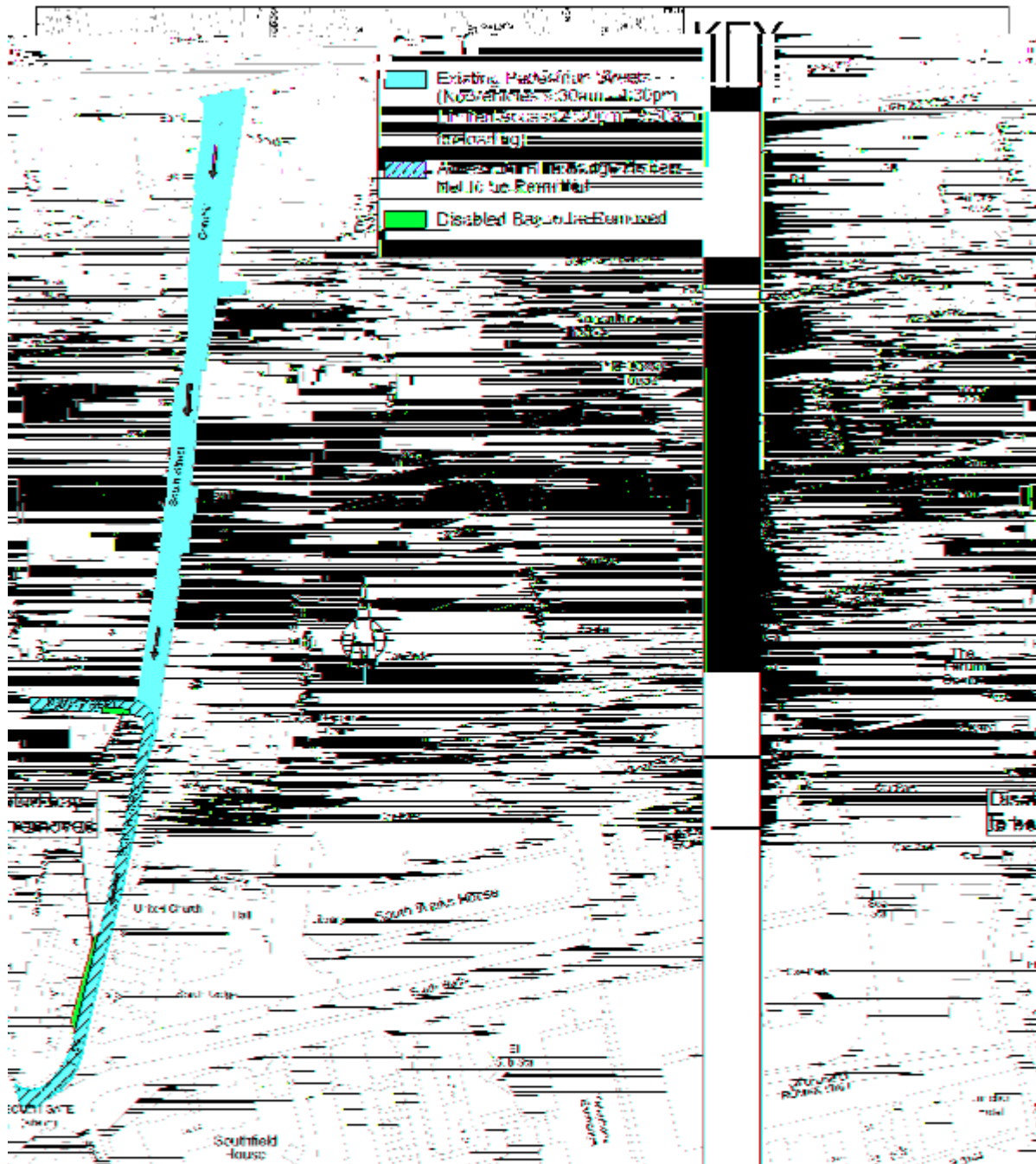
This traffic regulation order will amend Traffic Regulation Order No. 374/08 (Prohibition of Driving – South Street Area, Dorchester – 2008) so as to no longer permit “disabled persons vehicles” to use New Street and lower South Street. It will also amend Article 14.1.6 referring to Schedule 23.05 of the West Dorset Traffic Regulation Consolidation Order 2014, to no longer permit “disabled persons vehicles” to wait in designated areas of New Street and South Street.

These alterations are consistent with the DTEP aims to:

- Reduce through traffic
- Provide a higher quality environment
- Protect and enhance the historic fabric of the town
- Increase pedestrian priority and freedom

Currently there are disabled parking bays for two cars on the south side of New Street and for six cars on the west side of South Street, but casual observation suggests that these are not heavily utilised. Disabled persons vehicles (blue badge holders) are currently permitted access to New Street and lower South Street between 16.30 and 09.30 and must leave by 10.30. During these hours it should not be difficult for them to find alternative parking places:-

- There are three disabled parking spaces at the east end of the Hardy Arcade.
- There are disabled parking bays for six cars on the east side of Trinity Street, south of New Street.
- On-street parking (on yellow lines) is available on the east side of Charles Street and on the east side of Trinity Street north of New Street.
- On-street parking in pay-and-display bays on the west side of Trinity Street north of New Street is available free of charge



Project Title  
**DTEP SOUTH STREET PAVING**


Drawing Title  
**TRAFFIC REGULATION ORDER**

Scale (A1 Size) | Drawn | Date  
1:2000 | OGL | 16AUG15

Drawing Number  
HI1089/05/01/Orig

Drawing Status

This Drawing is the property of Dorset County Council and should not be used for any other purpose without the written consent of the Council. It is the responsibility of the user to ensure that the drawing is used in accordance with the terms and conditions of the Council's Information Access Policy.



**Dorset County Council**  
 ENVIRONMENT AND THE ECONOMY DELIVERED  
 Mike Rafter, Director for Environment and the Economy

**DORSET HIGHWAYS**  
 Andrew Martin  
 Head of Dorset Highways

## Dorchester Town Council

### Planning and Environment Committee – 5 September 2016

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

1. **49 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG - WD/D/16/001192**

Erection of a single-storey rear extension, two-storey side extension and single-storey front extension. Lay new driveway surface and installation of new gates mounted on to 1.2m high brick piers at the entrance.

WDDC approved planning application on 19 August 2016.

DTC comment on 1 August 2016. Recommend refusal. The Committee had concerns about the scale and design of the proposed brick piers and gate and without a plan showing these did not consider they could support the application. From the information available it appeared that these items had the potential to interrupt the open character of street frontages in the area, providing a dominating and unfriendly façade. The proposed boundary could form an incongruous feature, which would integrate poorly with the distinctiveness of the local area. As such, it could be a detriment to visual amenity and would be contrary to Policy ENV10 of the West Dorset, Weymouth and Portland Local Plan (2015).

[Plan](#) now available to view on Dorset For You.

2. **HM PRISON DORCHESTER, NORTH SQUARE, DORCHESTER, DT1 1JD - WD/D/15/002841 + WD/D/15/002840**

Change of use of the Main Cell blocks and Gatehouse to residential accommodation (use class C3) (60 Units) with an Interpretation space in the Gatehouse 48 sq m. Construction of new residential blocks and residential terrace (use class C3) (129 units) and associated landscaping and car parking. Demolition of a number of non-listed buildings. Alterations to a public realm and highways in North Square and The Bow.

WDDC's Planning Committee refused these applications, against officer recommendation, on 11 August 2016. Reasons for refusal were:

1. The proposed development, by reason of the height, position and bulk of the new buildings to the southern end of the former carpark in North Square would have an adverse effect on the amenities enjoyed by existing properties in North Square, particularly nos 12, 14, 16, by way of loss of light and loss of outlook and would appear as an overbearing element in the street scene in relation to these properties. The proposal would therefore be contrary to Policy ENV16 of the adopted Local Plan.
2. The proposed design of the new build elements within the walled section of the former Prison, would have a negative impact on the setting and character of the former Victorian prison buildings by reason of scale height and position relative to the existing buildings being retained and the proposal would therefore be out of keeping with the setting of this part of the Conservation Area and thus contrary to Policy ENV12 of the adopted Local Plan.