



# 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**

28 September 2016

**Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 3 October 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. 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.

### **2. Minutes**

To confirm and sign the Minutes of the meeting of the Committee held on 5 September 2016 (adopted by Council on 27 September 2016).

### **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. Consultation on Proposed Changes to the Car Park Charges**

West Dorset District Council are consulting on their proposals to change car parking charges for 2016/2017 and details are attached. (Link to WDDC's full [committee report](#)).

**6. Monmouth Road Parking Issues**

To consider the response from DCC further regarding the requests for additional parking restrictions that the Town Council had supported from residents in the Monmouth Road area (reported in the Minute Update Report at the Planning and Environment Committee meeting on 5 September 2016) and any further action the Town Council wishes to take.

**7. West Dorset, Weymouth & Portland Local Plan: Five Year Housing Land Supply**

To note the information provided by West Dorset District Council's Corporate Manager, Planning (Community & Policy Development) regarding the most recent assessment of the District's five year housing land supply and the implications of this on planning decisions (attached).

**8. 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).

**9. 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.

## **Planning and Environment Committee – 3 October 2016**

### **Agenda Item 3 - Minute Update Report**

1. **Minute 17/16 (1 August 20-16)**

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

**General comment about C&C's intentions etc /considering options**

The Town Council has been advised by City & Country that it is considering its options in respect of the refusal of planning permission by WDDC's Planning Committee for the Dorchester Prison site. It is actively pursuing two routes at the same time and is confident that either route will eventually result in planning permission being granted for the site.

2. **Minute 27/16 (5 September 2016)**

**Victoria Park Post Office**

The Town Clerk and Chairman of the Planning and Environment Committee met with the Post Office's Head of External Relations, Nations and Regions on 20 September 2016 to get an update on the proposal to move Victoria Park Post Office to Poundbury Village Stores. They were advised that, following the public consultation, the Post Office had reached a decision on the proposed move and this would be publicised in the next few days. A press release has now been published and the content of this is below:

'Post Office Ltd has listened to high levels of feedback received during consultation and we will not relocate Victoria Park Post Office, Dorchester to our proposed location.

The Post Office had proposed to move the branch to Poundbury Village Stores, 27-31 Middlemarsh Street, Poundbury, DT1 3FD with significantly extended opening hours.

It is our intention for the branch to continue to operate from its existing location at 10 Maud Road, Dorchester, DT1 2LW for the time being. Any further relocation proposal would be subject to a new six-week public consultation. Plans to improve Victoria Park Post Office are part of a major modernisation investment programme across the Post Office network - the largest in the history of the Post Office - designed to make it easier for customers to do business, through longer opening hours and modern open plan environments.

During public consultation we received over 300 individual responses from customers and local representatives and a petition with 570 signatures and feedback from the independent watchdog Citizen Advice, mainly opposing the move. However, we also received some comments from people saying the proposed location would be closer.

The main comments focussed on the distance to the proposed location, considered too far to walk from the current site as there is not a direct bus service, causing difficulties for customers, particularly the elderly and less mobile customers to access Post Office services. It was also highlighted that there was already another Post Office serving the local community in Poundbury with concern about the impact on Poundbury Post Office.

Suzanne Richardson, Regional Network Manager, said: "After careful consideration of all relevant factors, including the responses we received as part of the consultation process and the concerns raised by Citizens Advice Bureau, Post Office Ltd has decided not to proceed with this proposed move."

## Dorchester Town Council

### Agenda Item 4 - Planning applications to be considered by the Planning and Environment Committee on 3 October 2016

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

1. **5 SALISBURY TERRACE, SALISBURY STREET, DORCHESTER, DT1 1JT - WD/D/16/001923 + WD/D/16/001924 [Link](#)**  
Erect two storey rear extension together with internal & external alterations (reinstatement of previously demolished extension under applications 1/E/94/000300 & 1/E/94/000282)  
Dorchester Conservation Area and Grade II Listed Building
2. **23 ICEN WAY, DORCHESTER, DT1 1ER - WD/D/16/001945 [Link](#)**  
Formation of vehicular access and hard standing  
Dorchester Conservation Area

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

3. **1-2 HIGH WEST STREET, DORCHESTER, DT1 1UG - WD/D/16/001868 [Link](#)**  
Installation of Wi-Fi AP units, associated cabling & customer signage  
Dorchester Conservation Area and Grade II Listed Building
4. **SUNNINGHILL PREPARATORY SCHOOL, SOUTH WALKS ROAD, DORCHESTER, DT1 1DT - WD/D/16/001791 [Link](#)**  
Infill extension to existing classroom  
Dorchester Conservation Area
5. **SECTOR 3.40/41/42 NORTH EAST QUADRANT, POUNDBURY, PHASES 3 AND 4, PEVERELL AVENUE EAST, POUNDBURY - WD/D/16/001848 [Link](#)**  
Approval of reserved matters appearance, landscaping & layout for outline permission 1/D/09/001363 - Erection of 1 unit, being a two bedroom dwelling, with allocated parking for residents
6. **WADHAM HOUSE, 50 HIGH WEST STREET, DORCHESTER, DT1 1UT - WD/D/16/001925 [Link](#)**  
Alterations to ventilation system  
Dorchester Conservation Area and Grade II Listed Building
7. **6A CORNHILL, DORCHESTER, DT1 1BA - WD/D/16/001946 [Link](#)**  
Erection of 1no. fascia sign & 1no. projecting sign  
Dorchester Conservation Area and Grade II Listed Building
8. **12A WESSEX WAY, DORCHESTER, DT1 2NR - WD/D/16/000966 [Link](#)**  
Carry out alterations and extension to form new dwelling (Amended Plans)  
Amended plans were provided and comments were required by 27 September 2016, therefore the Committee Clerk responded and Committee members were advised via email.

9. **THE FIRESTATION, DELAPORT HOUSE, TRINITY STREET, DORCHESTER, DT1 1TU - WD/D/16/001711 (Amended Plans) [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.  
Dorchester Conservation Area

10. **33 CHESTNUT WAY, DORCHESTER, DT1 2PU - WD/D/16/002024 [Link](#)**  
Erect two storey side extension & single storey porch extension

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

11. **32 MANOR ROAD, DORCHESTER, DT1 2AU - WD/D/16/001858 [Link](#)**  
Enlarge an existing single storey structure, new dual pitched roof. Erect two storey side extension.

12. **82 CELTIC CRESCENT, DORCHESTER, DT1 2TB - WD/D/16/001687 [Link](#)**  
Remove existing rotten wooden fence and erect new 1.8 m high fence on pavement edge

13. **39 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY - WD/D/16/001210 [Link](#)**  
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 (Amended Plans)

14. **UNIT 1, RETAIL PARK, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY - WD/D/16/001928 [Link](#)**  
Erection of 4no. signs

15. **PETROL FILLING STATION, TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY - WD/D/16/001980 [Link](#)**  
Install jet wash & associated ancillary works

16. **3 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/16/002008 [Link](#)**  
Construct brick walls & piers. Erect metal railings & gates along the south boundary & reconstruct the drive & parking area & lay block paviers

**West Ward (Councillor T Jones)**

17. **7 LOUISE ROAD, DORCHESTER, DT1 2LT - WD/D/16/002004 [Link](#)**  
Erection of a two-storey rear extension, front single-storey porch and conversion of a side hipper roof to a gable construction

## **Dorchester Town Council - Planning and Environment Committee – 3 October 2016**

### **Agenda Item 5 - Consultation on Proposed Changes to the Car Park Charges**

Extract from email from the Interim Parking & Transport Manager, Dorset Councils Partnership:  
'I am writing to your organisation in order to obtain comments on a proposal to amend this Council's parking charges, prior to producing a report that is intended to be considered by this Council later in the year.

The Council is committed to providing well maintained quality car parks that will provide an excellent experience for the motorist visiting the towns and tourists attractions across West Dorset and the objective is to achieve the nationally recognised Park Mark award for all the car parks. The award is given to car parks that have achieved a level whereby the British Parking Association and Dorset Police believe that they are safe and secure to use. This is demonstrated by the Council allocating some £400,000 from its reserves, which is earmarked to carry out major improvements to a number of West Dorset car parks during this current financial year.

It should be noted that this Council has been funding improvements to its car parks over a number of years, for example in the financial year 2014/15 this Council spent a total of £310,000 to renew its aging stock of pay and display machines, together with around £120,000 on general maintenance. The new pay & display machines have provided huge benefits in understanding the dynamics of the council car parks and assisting with the development of a new parking policy

It should not go unnoticed that the provision of public car parks is an expensive service that this Council provides for the benefit of the whole community.

It should be fully recognised that in addition to the costs involved in maintaining and managing car parks, there are some other substantial costs incurred, for example in excess of £350,000 is paid out in Business Rates alone. Unfortunately, this does come at a cost that in one way or another has to be paid for.

In order for this Council to continue to provide high quality car parks with reliable equipment and systems that will make car parking as easy as possible for its users that will enhance the parking experience, then funding has to be sought.

Car parking charges across West Dorset this Council have been maintained at a low level for some considerable time.

- In 2009 The chargeable period was reduced from 8am to 7pm to 8am to 6pm
- In 2010 Free overnight parking was introduced together with Free Sunday and Bank Holiday to Beaminster, Bridport, Dorchester and Sherborne
- In 2010 Free overnight parking was introduced to Charmouth, Lyme Regis, West Bay and West Bexington
- Many car park charges have not increased since 2008

Attached (*below*) is a list of the current and proposed charges and this Council is now seeking your comments. I am sure you will appreciate that in addition to any comments which may be

forthcoming that it would be extremely useful to have reasons / evidence supporting the comment. The comments and supporting reasons will be most useful when reporting back to Committee.'

### Proposed Car Park Charges - Dorchester

#### Short Stay Car Parks: Acland Road, Old Market, Trinity Street

Hours	20 mins	1 hour	2 hours	3 hours	4 hours	6 hours	Per hour thereafter	All Day
<b>Current Charge</b>	40p	60p	£1.00	£2.00	£4.00		£4.00	
<b>Proposed Charge</b>	<b>N/A</b>	<b>70p</b>	<b>£1.10</b>	<b>£2.10</b>	<b>£4.20</b>	<b>£5.20</b>		<b>£6.30</b>

Wollaston (155 spaces) is currently a short stay car park because of the proposed Charles Street development, however it is to be returned to a long stay car park. The 20 minute period is to be removed because too many people receive parking fines because they overstay by way over 10 minutes and this should improve the customer experience.

#### Long Stay Car Parks: Durngate, Fairfield Road, Top O'Town, Wollaston Field

Hours	2 hours	3 hours	4 hours	6 hours	All Day
<b>Current Charge</b>		£2.60			£4.00
<b>Proposed Charge</b>	<b>£1.10</b>	<b>£2.10</b>	<b>£3.00</b>	<b>£3.50</b>	<b>£4.50</b>

The proposed charges are intended to provide more customers with more flexibility and avoid confusion between the different charges for using the same car parks, especially on a Wednesday when Fairfield Road long stay (418 spaces) becomes a short stay car park. Fairfield short stay (140 spaces) is underutilised and therefore it is proposed to have one set of charges for Fairfield Road car park.

(Top O'Town – currently has an allocation of 141 long stay + 60 short stay spaces).

### Season Tickets

Season tickets provide regular users of the Council car parks with substantial financial discounts.

A current Level 5 Dorchester Season tickets provide a 25% discount based upon a 5 day a week over 48 weeks in a year. It should be noted that the season ticket also allows the holder to park in any long stay car park across the whole of West Dorset.

Long Stay Car parks	Level 1	Level 2	Level 3	Level 4	Level 5
<b>Current Charge</b>					<b>£720</b>
<b>Proposed Charge</b>					<b>£740</b>

For further information, the following comments were made by the Interim Parking & Transport Manager, Dorset Councils Partnership at WDDC's Executive Committee on 9 August 2016 and recorded in the minutes of that meeting:

- Car parking charges were necessary it was therefore a difficult issue to resolve for low paid workers;

- The number of parking fines received for the 20 minute period and an extension to 30 minutes would be looked at and reported back to Cllr M Rennie;
- There was no proposal to change the Shoppers Permit;
- The proposal for Top O'Town car park was to enable short stay parking in any part of the car park (*N.B. Under these proposals one hour parking for 60 pence at Top O'Town car park and old Fairfield short stay would be removed*).



23 September 2016

Dear Clerk

### **West Dorset, Weymouth & Portland Local Plan: Five Year Housing Land Supply**

I am writing to all town and parish council clerks to make your members aware of a change of circumstances which will affect planning decisions in West Dorset and Weymouth & Portland.

You will be aware that having a 'five year housing land supply' is a key requirement for local planning authorities, as set out in paragraph 47 of the National Planning Policy Framework. The five-year land supply is an assessment of the number of homes that are realistically likely to be built over the next five years. The primary source is sites with planning permission, but some allowance is also made for some of the local plan sites, and known large windfall sites, to gain permission and start being delivered towards the end of the five years. The assessment is made annually when surveys are made of all the sites with permission to record the number of homes that have been completed and those that are still outstanding.

We have now finished assessing all the data from the April 2016 survey and this indicates that we currently have a supply of just under five years – 4.9 years. The reasons for this include slower than anticipated delivery on a number of key development sites, and the impact of some recent and pending planning decisions, as well as the fact that annual housing completions are still below the target level set in the local plan.

The shortfall is very marginal, and we are focusing resources on working with developers and statutory consultees to resolve problems with particular sites and enable them to come forward, so it is quite possible that the position will improve again shortly. In the longer term, progressing the local plan review will give us the opportunity to allocate more land in order to improve supply.

In the meantime however, the implications of being without a five year land supply are very significant in planning decisions. Where there is not a five year supply, less weight can be given to local plan policies, and national policy states that planning applications should be allowed '*unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies (in the NPPF) taken as a whole.*' This does not mean that all housing developments must be permitted: national policy for example includes strong protection for a range of environmental assets. But it does mean that officers' reports to the planning committees will assess proposals against national policy, and will be more likely to recommend approval of sites that are not allocated in the local plan.

The report setting out the five year land supply can be viewed online at:

[https://www.dorsetforyou.gov.uk/article/421799/West-Dorset-Weymouth--Portland-monitoring.](https://www.dorsetforyou.gov.uk/article/421799/West-Dorset-Weymouth--Portland-monitoring)

Yours sincerely



Hilary Jordan  
Corporate Manager - Planning (Community & Policy Development)

## **Dorchester Town Council - Planning and Environment Committee – 3 October 2016**

### **Agenda Item 8 - Decisions on planning applications (contrary to Dorchester Town Council's comments)/ withdrawn applications and others of interest.**

#### **1. 2 POWYS CLOSE, DORCHESTER, DT1 2RG - WD/D/16/001468**

Erection of a close boarded fence on slotted posts and 6' concrete gravel boards to be positioned on the external boundary of the property

WDDC approved planning permission on 22 September 2016. The Planning Officer commented that the proposed fence is replacing a high hedge and therefore the character of the application site and this part of the street is not open in nature currently. The proposed fence will actually be lower in height than the existing hedge. In relation to the fence being incongruous feature within the street scene, the property opposite, 1 Powys Close is a corner plot and there is already fencing in existence along the boundary.

Dorchester Town Council comment: Recommend refusal. The proposed solid close boarded fence would interrupt the predominantly open character of the estate, providing a dominating and incongruous feature in the street scene integrating poorly with the distinctiveness of the local area. As such, it could be a detriment to visual amenity, particularly on this prominent corner plot location, and would be contrary to Policy ENV10 of the West Dorset, Weymouth and Portland Local Plan (2015).