



Dorchester Town Council

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1 November 2017

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **6 November 2017 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, J. Hewitt, S. Hosford (the Mayor ex-officio), S. Jones, F. Kent-Ledger, T. Loakes, R. Potter (Chairman), 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 2 October 2017 (attached).

[Link](#)

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. South Western Railways 2018 Timetable Consultation

South Western Railway (SWR) will be making some major changes to train services in the December 2018 timetable and they advise that these proposals have been developed with input from customers and stakeholders.

SWR are currently running a public consultation on their proposals and the Committee is asked if it wishes to comment on these (details attached).

6. Poundbury Signs

Committee members' item: To note the installation of new signage for Poundbury and to discuss the issue of the provision of further community signs in the Town.

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.

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Agenda Item 3. - Minute Update Report

1. **Minute 3/17 (5 June 2017)**

Minute Update Report – Max Gate planning application

The National Trust's Building Surveyor for the South West Region has provided an update and advises that the National Trust are in pre-application discussions with WDDC following Historic England's concern for spoiling the setting of Max Gate by parking cars in the paddock and fear of damage to the Neolithic burial chambers across the site.

2. **Minute 9/17 (3 July 2017)**

West Dorset District Council Review of the Local Plan

The Town Council commissioned Feria Urbanism to review the North Dorchester Consortium's submission to the Local Plan Review. Feria has produced a document which compares the Consortium's proposal to the submission the Town Council made to the original Local Plan Review consultation.

The Planning and Environment Committee Chairman and Vice Chairman, with the Mayor, the Town Clerk and the Committee Clerk will meet to review Feria's findings and will arrange an opportunity for informal discussion by Council early in the New Year. West Dorset District Council is currently likely to carry out consultation on their 'preferred options' for development early in 2018 at which point the Committee will have the opportunity to assess Feria's document and feed it in to the Town Council's response to the 'preferred options' during that consultation process.

Any Member of the Committee wishing to have a copy of the Feria document, please contact the Committee Clerk direct.

3. **Minute 26/17 (2 October 2017)**

St George's Road/Lubbecke Way

Dorset County Council have provided an update as follows:

As the Town Council will be aware Mildren Homes have entered administration and there is little hope that they will be completing the outstanding infrastructure works associated with the Red Cow Farm development. Whilst this unfortunate situation is not of either the County Council or the Duchy of Cornwall's making, neither organisation wishes to see these vital road works delayed any longer. Therefore, the Duchy of Cornwall has now agreed to step into the shoes vacated by Mildren Homes and fund, procure and deliver the outstanding s.278 and s.38 road works. The s.38 and s.278 highway agreements had previously been agreed, in final form with Mildren Homes and Dorset County Council's solicitors have been instructed to redraft both of the required agreements to reflect the change in parties and circumstances. It is hoped that the amended agreements can be completed as soon as is possible and the outstanding works can be delivered very soon thereafter.

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Agenda Item 4. – Planning applications for comment

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

1. **GATEWAY HOUSE, 1 HIGH EAST STREET, DORCHESTER, DT1 1HS - WD/D/17/002171 + WD/D/17/002172 [Link](#)**
Formation of a covered balcony/veranda and replacement windows & door to rear elevation
Dorchester Conservation Area and Grade II Listed Building
2. **75 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PS - WD/D/17/002319 [Link](#)**
Single storey side extension and two storey front extension
3. **41 LONDON ROAD, DORCHESTER, DT1 1NF - WD/D/17/002324 [Link](#)**
Two storey side extension
4. **THE OASTHOUSE, ST GEORGES ROAD, DORCHESTER, DT1 1PB - WD/D/17/002310 + WD/D/17/002311 [Link](#)**
Alterations and extensions to create two flats and a further separate dwelling and the renewal of the consent to form a trackway to serve the development
5. **5 DRAGONS COURT, DORCHESTER, DT1 1WR - WD/D/17/001939 [Link](#)**
Erect fence on top of wall at rear of property. Create parking space at front of property

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

6. **2 CORNHILL, DORCHESTER, DT1 1BA - WD/D/17/002081 [Link](#)**
Change of use of Ground floor from A3 to A4 in the evening.
Dorchester Conservation Area and Grade II Listed Building
7. **31 CHESTNUT WAY, DORCHESTER, DT1 2PU - WD/D/17/002245 [Link](#)**
Single storey porch extension
8. **THE SHIRE HALL, HIGH WEST STREET, DORCHESTER, DT1 1XA - WD/D/17/002197 [Link](#)**
Alterations to the following areas previously granted consent: - Change configuration and use of staff/ volunteer room to become store room. - Change use of TIC room to become staff/ volunteer room. - Change use of AV store to staff kitchen. - Proposed retention and adaptation of existing rear metal stair and walkway. - Change in configuration of the plan of the apartments on the 2nd floor. - Changes to doors DPG20, DF10 and DPLG5. - Replacement of glass panes at low level in ground floor rooms. - Replacement of existing secondary glazing with new secondary glazing in the Grand Jury Room.
Dorchester Conservation Area and Grade II Listed Building
9. **OLD SHIRE HALL, HIGH WEST STREET, DORCHESTER - WD/D/17/002355 [Link](#)**
Internal exhibition installation with associated display and signage
Dorchester Conservation Area and Grade II Listed Building

10. **5 LINDEN AVENUE, DORCHESTER, DT1 1EJ - WD/D/17/002337 [Link](#)**
Second storey side extension and single storey rear extension.
Dorchester Conservation Area
11. **2 DAMERS ROAD, DORCHESTER, DT1 1RQ - WD/D/17/002247 [Link](#)**
Erect single storey flat roof rear extension (variation of condition 1 of Planning Permission ref WD/D/15/002601 - amended plans)
Dorchester Conservation Area
12. **49 SOUTH STREET, DORCHESTER, DT1 1DW - WD/D/17/001778 [Link](#)**
Installation of Cisco Wireless Access Points within the building
Dorchester Conservation Area and Grade II Listed Building
13. **STABLE COTTAGE, 62 HIGH WEST STREET, DORCHESTER, DT1 1UY - WD/D/17/002343 [Link](#)**
Lean to timber side Conservatory (Retrospective)
Dorchester Conservation Area and Grade II Listed Building
14. **3 GLYDE PATH ROAD, DORCHESTER, DT1 1XB - WD/D/17/002367 [Link](#)**
Refurbishment of property internally. Restoration/Replacement of sash windows and repaint the exterior (Retrospective)
Dorchester Conservation Area and Grade II Listed Building

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

15. **TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY - WD/D/17/002351 + WD/D/17/002352**
Erect Timpson Dry Cleaning unit to hard standing area adjacent to car park in front of store.
Installation of associated advertisements.

West Ward (Councillor J Hewitt)

16. **35 DAGMAR ROAD, DORCHESTER, DT1 2NA - WD/D/17/002090 [Link](#)**
Erect single storey extension (retrospective)

December 2018 Timetable Consultation

This comprehensive consultation document has been produced so that you can view our proposed timetable that will come into operation on Sunday 9th December 2018 and have time to make comments prior to the time when we must pass our timetable to Network Rail.

Included in this consultation pack are a full set of Monday to Friday timetables. Most Saturday services are the same as the off-peak Monday to Friday service, where this is not the case more detailed information is provided. On Sundays, as now, maintenance work between Wimbledon and Waterloo limits the number of trains we can operate until lunchtime, but a greatly enhanced service is provided in the afternoon on many routes. Details of frequency are provided for each route.

On-board catering is not shown in these timetables. Trains operated by other operators are not shown in the timetables both for clarity and because they will not yet have been finalised. Other operators current services, including where relevant freight services, have been considered in producing these timetables.

If you have any issues which you feel need to be addressed, then please respond via email to timetable.feedback@swrailway.com. We understand that there are many school journeys made on SWR and feel confident that they are all catered for but if you do find any issues regarding travel to and from school then please contact us on the email address above.

Please ensure that all your comments are with us no later than Friday 22nd December 2017.

Changes to the Suburban timetable make use of the increased length of suburban platforms, and additional platforms at Waterloo made possible by the major upgrade work that has taken place over the last two years. Whilst it isn't possible to increase the length of every suburban service immediately the timetable has been planned to be ready for longer trains.

The new timetable has been designed to deliver more services, more peak capacity and seats, allow the introduction of new suburban rolling stock (starting later in 2019) and increase frequencies on some routes. Most suburban routes have earlier services than now and many routes have later evening trains.

In the morning peak, there will be 17 additional peak services arriving into Waterloo compared to today. In the evening, there will be an increase of 19 peak services departing Waterloo. This combined with the lengthening of many other services compared to today provides an overall increase in peak capacity by 27%. Capacity is crucial for this franchise, which has some of the most crowded trains in the country and more growth forecast.

The Windsor Lines will see a significant increase in services with Waterloo – Reading increasing to four trains per hour throughout the day Monday to Saturday and improved service levels on Sundays from lunch time onwards. Similarly, Waterloo – Windsor also increases from two trains per hour to four trains per hour.

Portsmouth – Southampton gains an extra train per hour, calling at the major stations while the current stopping service is extended beyond Southampton to Weymouth delivering a local service along this important section of the south coast.

The Waterloo – Salisbury – Exeter route has extra services, revised stopping patterns and the experimental service to Yeovil Pen Mill via Westbury has been changed.

We are not providing details of train formations, as the timetable will operate through a period of transition with the introduction of new suburban trains through 2019 and 2020 resulting in all of suburban services being formed of 10-car trains by December 2020. Train formations on the outer Suburban and Main Line routes will also change as rolling stock is released by the introduction of the new inner suburban stock and the cascade of class 442 trains.

Service comparisons have been made with the train service contained in the current May to December 2017 National Rail Timetable.

Table 158 London – Basingstoke, Southampton, Romsey, Bournemouth and Weymouth

Monday to Friday

The current service pattern is replaced by:

- Waterloo to Weymouth – one train per hour calling at Woking, Winchester, Southampton Airport, Southampton Central, Brockenhurst, Bournemouth, Poole, Wareham, Wool, Dorchester South and Weymouth;
- Waterloo to Poole – one train per hour calling at Clapham Junction, Basingstoke, Winchester, Southampton Airport, Southampton Central, Brockenhurst, New Milton, Christchurch, Pokesdown, Bournemouth, Branksome, Parkstone and Poole;
- Waterloo to Portsmouth Harbour – one train per hour calling at Clapham Junction, Woking, Farnborough, Fleet, Basingstoke, Micheldever, Winchester, Eastleigh, Hedge End, Botley, Fareham and all stations to Portsmouth Harbour; and
- Waterloo to Southampton Central – one train per hour calling at Clapham Junction, Woking, Farnborough, Fleet, Basingstoke, Winchester, Shawford, Eastleigh, Southampton Airport, St Denys and Southampton Central.

Upwey, Moreton, Holton Heath, Hamworthy, Hinton Admiral, Sway, Beaulieu Road, Ashurst (New Forest) and Totton lose their regular through service to Waterloo instead being served by the Portsmouth – Weymouth service in the future. Except for Beaulieu Road and Holton Heath all have a limited peak service to and from Waterloo.

The following significant changes apply:

- St Denys gains a regular through service to Waterloo;
- Off-peak fast services will be significantly quicker than at present, 12 minutes faster from Weymouth, seven minutes faster from Bournemouth and six minutes faster from Southampton;
- Arriving in London before 0800, the service from Southampton and Winchester is significantly improved;
- We have addressed the current gap in the early morning services between London and Southampton;
- The vast majority of fast services will now run as 10-car trains between Waterloo and Bournemouth providing additional off-peak capacity and evening capacity;
- Fleet gains an extra stop in a fast service per hour providing two fast trains and two stopping trains each hour to Waterloo; and
- Wool will receive two trains per hour all day.

QUESTION: South Dorset and Hampshire Local Services

Stakeholders have asked for faster journeys and improved service intervals. We plan that journeys from Weymouth to London will be up to 12 minutes faster and for the two trains per hour between Weymouth and Bournemouth to be spaced much nearer to a half-hourly frequency, Wool will see both Weymouth trains calling there. This however requires the link from some less busy stations to London to be broken at off-peak times with the trains instead providing cross Southampton connectivity to Fareham and Portsmouth. Some platform connections will be provided at Brockenhurst for passengers using the local service to connect to/from London.

Do you support the speeding up of services from Weymouth with improved service intervals between Weymouth and Bournemouth and the change in connectivity for smaller stations?

Saturdays

On Saturdays, the off-peak Monday to Friday frequency and pattern of trains will operate throughout the day.

Sundays

On Sunday mornings, the timetable is little changed as the number of lines available in the Waterloo area, due to maintenance, limits the level of train service. Commencing with trains arriving or departing Waterloo from 1300, the service level will steadily increase to the off-peak weekday service.

Chandlers Ford

Most services on this route are unchanged.

The 0614 Totton to Romsey starts back from Romsey (via Southampton and Eastleigh) at 0611 to operate as a circular service as in the usual calling pattern.

One hour later than present is a 2256 Salisbury – Romsey – Southampton – Eastleigh – Romsey service replacing the 2258 Romsey to Romsey. 2207 Romsey – Eastleigh – Romsey is extended to Salisbury.

Table 160 London – Salisbury – Yeovil and Exeter

Reduced journey times and extended services are the main changes to services on this route. Yeovil Pen Mill continues to be served, on an experimental basis, by several services per day either as through services from Waterloo or as a shuttle service from Yeovil Junction. Dilton Marsh will now be served by some of these services. There are more evening services to Salisbury. Train service formations west of Salisbury have been increased to target known overcrowding.

Please also refer to the question posed over Woking or Clapham Junction stops.

Details of services to Yeovil Pen Mill via Westbury are shown in a separate section of this document below.

Monday to Friday

The following significant changes apply:

- New 0550 Exeter St David's to Waterloo (0619 Honiton starting back at Exeter) calling additionally at Exeter Central;
- 0644 Exeter to Waterloo runs non-stop Andover to Waterloo with additional 0853 Salisbury to Waterloo service to cover intermediate stops. The 0644 Exeter to Waterloo service provides a headline journey time Salisbury to Waterloo of just 74 minutes;
- Salisbury to Waterloo stopping service retimed to depart Salisbury at xx.53 and calls Clapham Junction;
- 0718 Yeovil Junction to Exeter St David's (0843) - new service;
- 0918 Gillingham to Waterloo starts Salisbury at 0953;
- 1053 Salisbury to Waterloo starts back from Yeovil Junction at 0930;
- 1253 Salisbury to Waterloo starts back from Yeovil Pen Mill at 1145;
- 1453 Salisbury to Waterloo starts back from Yeovil Pen Mill at 1345;
- New 0605 Waterloo to Exeter St David's (0740 Salisbury to Waterloo starting back at Waterloo);
- 0722 Basingstoke to Gillingham withdrawn and replaced by an 0739 Southampton Central (via Romsey) to Yeovil Pen Mill (0922) service which still provides a similarly timed school train between Salisbury, Tisbury and Gillingham;
- 0655 Waterloo to Salisbury – new service which allows current 0710 Exeter service to start later at 0724;
- 0755 Waterloo to Salisbury – is extended to Yeovil Pen Mill;
- 0855 Waterloo to Salisbury is extended to Yeovil Pen Mill (via Westbury);
- 0955 Waterloo to Salisbury is extended to Yeovil Junction;
- 1155 Waterloo to Salisbury is extended to Yeovil Pen Mill;
- 1255 Waterloo to Yeovil Junction (via Westbury) terminates at Salisbury;
- 2026 Exeter St David's to Basingstoke is extended to Waterloo;
- 2055 Waterloo to Salisbury – new service;
- 2125 Waterloo to Yeovil Junction is extended to Exeter St David's calling at Crewkerne, Axminster, Honiton, Feniton, Cranbrook, Pinhoe, Exeter Central and Exeter St David's;
- 2155 Waterloo to Salisbury – new service;
- 2225 Waterloo to Salisbury is extended to Gillingham (and on Fridays to Yeovil Junction); and
- 2255 Waterloo to Salisbury – new service.

Saturdays

The Saturday train service follow the off-peak weekday service with Waterloo – Salisbury stopping services extended to Yeovil Junction on a two-hourly basis.

Sundays

On Sundays, the frequency is broken down into:

- Sunday Mornings – hourly Waterloo–Exeter service; and
- Sunday Afternoons – hourly Exeter service, hourly Waterloo – Salisbury service.

Unlike the current service the Waterloo – Salisbury service will serve all stations between Basingstoke and Salisbury and the Exeter train will only call at Andover.

Please refer to the question posed over Woking or Clapham Junction stops.

Waterloo to Bristol and Yeovil via Westbury**Monday to Friday**

The existing Bristol service will continue to operate with the following additional service:

- 1625 Waterloo to Bristol TM (1911);
- 2000 Bristol TM to Salisbury (2115) connects into 2125 Salisbury to Waterloo (2255); and
- Some services will call additionally at Dilton Marsh.

Services between Yeovil and Waterloo via Westbury are revised and the following will operate:

- 0648 Yeovil Pen Mill to Waterloo (0944);
- 1042 Yeovil Junction to Waterloo (1341);
- 1646 Yeovil Junction to Waterloo (1942);
- 1928 Yeovil Pen Mill to Waterloo (2224);
- 2128 Yeovil Pen Mill to Salisbury (2246);
- 0855 Waterloo to Yeovil Pen Mill (1138); and
- 1725 Waterloo to Yeovil Pen Mill (2012).

Saturday

The same level of service as currently provided will continue.

QUESTION: Saturday seasonal service Waterloo – Yeovil – Weymouth

Do you feel that the seasonal through service that operates between Waterloo, Yeovil Pen Mill and Weymouth, via Maiden Newton, should continue?

Sunday

The same level of service as currently provided will continue.

Table 165 Portsmouth and Fareham to Southampton and Weymouth

Overview

There are major service improvements on this route. An additional hourly service runs between Portsmouth Harbour and Southampton calling at Portsmouth & Southsea, Fratton, Cosham, Portchester, Fareham, Swanwick, St Denys and Southampton Central.

This service is equally spaced with the existing GWR fast service to provide a better service overall between Portsmouth and Southampton.

In the AM peak, two additional all stations services are provided from Fareham into Southampton Central offering a half-hourly service from local stations.

The existing stopping service between Portsmouth & Southsea and Southampton is extended to Weymouth, providing a through stopping service along the south coast. This train replaces the existing Waterloo to Poole and Waterloo to Weymouth (beyond Poole) stopping services beyond Southampton.

Monday to Saturday

A full Monday to Friday timetable can be found on the timetable consultation page of the SWR website. The full stopping pattern for these trains between Southampton and Weymouth can be found in table 158. On Saturdays, the same service will operate except for peak additional services. Portsmouth to Waterloo via Eastleigh services are also shown in this table.

Sundays

The current hourly Portsmouth to Southampton service is extended, as on weekdays, to Weymouth commencing with the 0842 from Portsmouth & Southsea and the 1055 from Weymouth. Last trains are 2100 Weymouth to Portsmouth & Southsea and 2242 Portsmouth & Southsea to Bournemouth.

Earlier services operate, calling at all stations at:

- 0635 Southampton to Portsmouth & Southsea;
- 0748 Southampton to Portsmouth & Southsea;
- 0848 Southampton to Portsmouth & Southsea;
- 0845, 0945 and 1045 Poole to Portsmouth & Southsea;
- 0637 Portsmouth Harbour to Southampton; and
- 0742 Portsmouth & Southsea to Southampton.

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Agenda Item 7. - Decisions on planning applications (contrary to Dorchester Town Council's comments)/withdrawn applications and others of interest

1. H M PRISON DORCHESTER, 7 NORTH SQUARE, DORCHESTER, DT1 1HY - WD/D/17/001269

Change of use of the main cell blocks & gatehouse to residential accommodation (use class C3) (60 units) with an interpretation space in the gatehouse. Construction of new residential blocks & residential terrace (use class C3) (125 units) & associated landscaping and car parking. Demolition of a number of non-Listed buildings. Alterations to public realm & highways in North Square and The Bow. Application to vary conditions 6 (landscaping), 17 (balconies/privacy screens), 18 (boundary treatments), 20 (eastern boundary wall), 21 (materials), 22 (windows) and 23 (making good of the perimeter walls) of planning permission WD/D/16/002697 to change the timeframes for submission of information requested under these conditions to after the commencement of the development.

WDDC approved the application on 6 October 2017.

DTC comment 3 July 2017: Recommend refusal. The Committee considered that the original planning conditions imposed (including the timeframes) by the planning authority for planning application WD/D/16/002697 would have been in accordance with paragraph 206 of the National Planning Policy Framework and therefore the Committee supported the retention of these original planning conditions. Additionally, there did not appear to be any robust evidence as to why the timescale for these planning conditions should be amended.

2. 34 COLLITON STREET, DORCHESTER, DT1 1XH - WD/D/17/001780

Remove chimney stack and roof over

WDDC advise that this application was withdrawn on 23 October 2017.

DTC comment 4 September 2017: Recommend refusal. The Committee considered that the removal of the chimney stack would be the loss of a collective heritage asset and harm the building's traditional character. It would also diminish the traditional features and character of the Dorchester Conservation Area and its distinctive street scene. Therefore the proposal would neither enhance nor preserve the Conservation Area or its setting and would be contrary to Policies ENV4 and ENV12 of the adopted Local Plan and advice within the NPPF.