



Dorchester Town Council

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1 August 2018

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **6 August 2018 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, S. Jones, F. Kent-Ledger, T. Loakes, R. Potter (Chairman), M. Rennie and D. Taylor (the Mayor ex-officio)

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 July 2018 (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. Local Plan Preferred Option Sites Consultation

To note WDDC's timetable for consulting on the Local Plan's Preferred Option Sites and to

consider and agree the Town Council's plans for responding.

6. Planning Issues to Note

To note any planning related issues including decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).

7. 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.

Agenda Item 3. Minute Update Report

1. Minute 7/12 - West Dorset District Council Local Plan Preferred Option Sites (2 July 2018)

The Town Council signed up to the Statement of Common Ground between the Waste Planning Authority, Dorset Councils Partnership and Dorchester Town Council in regards to an alternative site to Loudsmill being identified for the Household Recycling Centre when the West Dorset, Weymouth and Portland Local Plan reaches a sufficiently advanced stage and this was submitted by DCC to the Waste Plan Inspector.

2. Minute 10/12 – Lubbecke Way (2 July 2018)

DCC's Development Team Leader, Dorset Highways is unable to attend the meeting but has provided the following information:

'Background:

The first section of Lubbecke Way was constructed in the early 1990's and was intended to be the start of a road to replace and relieve St. George's Road from the traffic associated with the Household Recycling Centre and the various industrial activities at the eastern end of the road. This was undertaken in line with both Town and District Council aspirations of that time that residents in the predominantly residential area of St. Georges Road, where access is along heavily parked and congested streets, could benefit from an improved environment with the diversion of traffic away from St Georges Road.

This proposal was included as a policy in the Local Plan of that time and was further included in the adopted 2006 Local Plan as follows:

13.5.42 The required form of access to the land allocated for residential development in Policy EA20 is the construction of an extension of Lubbecke Way, so that it links into St George's Road. As highway benefits will result from the proposal, in particular the amelioration of the highway problems that currently exist at the western end of St George's Road, it is envisaged that the Highway Authority would subsequently provide the part of the road that is not required for development to proceed. As the new road will run along the edge of the Frome Valley, a sensitive design is important in the preparation of the scheme.

POLICY EA28 EXTENSION OF LUBBECKE WAY

The development of land allocated for housing use off St Georges Road, Dorchester will include the extension of Lubbecke Way so that it links into St Georges Road as shown on the Proposals Map.

This Local Plan policy was associated with a further, separate Local Plan policy for the delivery of a minor residential development at Lubbecke Way (Policy EA20). This policy effectively obligated the developer of the residential land to deliver the desired extension of Lubbecke Way. The Local Plan makes note that 'The District Council will not entertain the development of this land for housing independently of the proposed extension to Lubbecke Way.'

The Duchy of Cornwall, as land owner, applied for planning consent for the residential development in circa 2008 and the subsequent planning permission, issued in 2009, acknowledged all of these requirements and conditioned the construction of the extension of Lubbecke Way. Whilst a short section of St. Georges Rd is to be stopped up, it should be noted that the approved scheme retains a vehicular link to St. Georges Road so as to provide a degree of permeability. Furthermore, there are no conditions or obligations placed upon the Developer to carry out any

works to the existing section of Lubbecke Way.

Both the existing section of Lubbecke Way, and the newly constructed section have been designed to industrial road geometry and standards and have been subject to a number of Road Safety Audits, with all observations raised by the audit teams satisfactorily addressed in the approved scheme.

Since the granting of planning consent in 2011 it appears that Lubbecke Way has become popular with commuter parkers who perhaps use it for long stays and avoid parking charges.

Alternative Schemes:

Since the commencement of constriction works DCC have received a number of enquiries regarding amendments to the current proposals. For clarity, DCC would reiterate that the planning permission for the residential development at Lubbecke Way, granted by West Dorset District Council in 2011, conditions the construction of the development in accordance with an approved plan (Reference: 0327.76F). This plan includes the stopping up of a section of St. Georges Road and its conversion in to a footpath / cycle link. Further to this, a stopping up order for the extinguishment of highway rights over the affected section of St. Georges Road was made by the Department for Transport in an order dated December 2013 upon an application to them from the Developer. Dorset County Council can neither vary the planning permission granted by West Dorset District Council nor reverse the stopping up order made by the Department for Transport. Furthermore, DCC had no jurisdiction to prohibit the works, which are now substantially complete.

Further Works:

Looking more positively at what can be done to improve matters at Lubbecke Way, DCC can confirm that it has thoroughly reviewed what powers they have to implement restrictions to Lubbecke Way to facilitate the free, expeditious and safe movement of traffic along this route at all times and are currently progressing an experimental traffic regulation order. This experimental order will allow DCC to install a suite of restrictions along the route that will reduce on-street parking and facilitate improved traffic movement. The potential restrictions were investigated/discussed at a site meeting at which Both Cllr S. Jones and Cllr A. Canning were present, and DCC thanks them both for their valuable input in to determining the most appropriate way to proceed. The efficacy of this experimental order will be monitored and the restrictions amended as required prior to finalising the order. No waiting cones have been placed on site to restrict parking at the junction of Lubbecke Way and Kings Road, and to ensure that the entrance to the ambulance station remains clear at all times, and these will remain in place until such time that the experimental order is made and lining installed.

Whilst DCC shares the desire to see this situation resolved as swiftly as possible, the Council cannot misuse or circumvent the traffic regulation order process and it is their belief that the use of an experimental traffic regulation order is both the most appropriate route to implementing required restrictions and provides the quickest manner in which to do so.

In addition to the above there are a number of areas of which are Town Council owned trees, shrubs and bushes that may require cutting back and/or thinning out to aid forward visibility along Lubbecke Way. Once the experimental order is progressed further and the exact areas identified DCC will contact the Town Council to discuss in more detail.'

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Agenda Item 4. Planning Applications for Comment

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

1. [WD/D/18/001401](#) - 3 CARRICK CLOSE, DORCHESTER, DT1 2SB
Erection of side and rear extension
2. [WD/D/18/001580](#) - 8 FORDINGTON GREEN, DORCHESTER, DT1 1LU
Change of use from shop to cafe

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

3. [WD/D/18/001177](#) - FORMER STORAGE LAND AND BUILDING BETWEEN, 20A-21 GLYDE PATH ROAD, DORCHESTER
Change of use to residential (Use Class C3) together with external alterations
Dorchester Conservation Area
4. [WD/D/18/001261](#) - 7 NORTH SQUARE, DORCHESTER, DT1 1HY
Erection of two residential dwellings with associated car parking and refuse store
Dorchester Conservation Area
5. [WD/D/18/001217 + WD/D/18/001218](#) - 14 HIGH WEST STREET, DORCHESTER, DT1 1UW
Change of use of rear section of shop to dwelling, replace rooflights, two windows and external door, and render south elevation and carry out internal alterations
Dorchester Conservation Area and Grade II Listed Building
6. [WD/D/18/001274](#) - 3 RINGHILL STREET, POUNDBURY, DORCHESTER, DT1 3TL
Erection of single storey rear extension
7. [WD/D/18/000969 + WD/D/18/000970](#) - 5 GREENINGS COURT, DORCHESTER, DT1 1HR
Installation of window in the rear (west) wall of the ground floor
Dorchester Conservation Area and Grade II Listed Building
8. [WD/D/18/001303](#) - 3 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE
Change of use from A1 (Retail Shop) to A3 (Cafe)
Dorchester Conservation Area and Grade II Listed Building
9. [WD/D/18/001336](#) - 6 ALBERT ROAD, DORCHESTER, DT1 1SF
Change of use from office to 4 additional apartments and erection of 5 apartments with associated link build
Dorchester Conservation Area
10. [WD/D/18/001317](#) - ACLAND ROAD EVANGELICAL CHURCH, ACLAND ROAD, DORCHESTER
Demolition of Church Building and change of use to Car Park
Dorchester Conservation Area

11. [WD/D/18/001378](#) - MOULE HOUSE, TRINITY STREET, DORCHESTER, DT1 1TT
New flat roof structure to the upper terrace located in the garden of Moule House
Dorchester Conservation Area and Grade II* Listed Building

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

12. [WD/D/18/001389](#) - 60 SOUTH COURT AVENUE, DORCHESTER, DT1 2BZ
Erection of two storey front extension and single storey rear extension

West Ward (Councillor J Hewitt)

13. [WD/D/18/001332](#) - 95 DAMERS ROAD, DORCHESTER, DT1 2LB
Erection of entrance porch. Demolition of garage and erection of replacement
garage/workshop.
14. [WD/D/18/000622](#) - 1 ALEXANDRA ROAD, DORCHESTER, DT1 2LZ
Erection of raised decking area (Retrospective)
Dorchester Conservation Area

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Agenda Item 6. Planning Issues to Note

1. WD/D/18/001039 - 28 MIDDLEMARSH STREET, POUNDBURY, DORCHESTER, DT1 3FD

Convert part of garage & study to ancillary accommodation (Removal of condition 3 of planning permission 1/D/13/001095 – independent dwelling)

DTC comment 2 July 2018: The Committee considered that the garage and study should remain an integral part of 28 Middlemarsh Street and not be classed as ancillary (i.e. separate) accommodation. Policy DA6 that informed planning condition 3. of 1/D/13/001095 had been replaced by policy ENV16 in the current Local Plan and this covered the same issues and therefore was still relevant. However, the Committee did not think that it was unreasonable for the applicant to be able to rent out the integral accommodation and considered that the planning authority should seek a means to allow this.

This application has been referred to WDDC's Planning Committee (16 August 2018?) for decision to allow the issues involved to be debated in public.

2. WDDC Full Council meeting – 31 July 2018

Extract from the Portfolio Holder's Report - Planning
'Local Plan Progress

The 'preferred options' consultation document for the West Dorset, Weymouth & Portland Local Plan review - see other agenda item. As reported consultation is currently scheduled for an eight week period commencing 13 August and ending 8 October. A series of drop-in events around the plan area planned.

Our intention is to allocate more than sufficient sites to allow the target to be met for the whole plan period to minimise the risk of failure to achieve the 5 year target due to, for example, market conditions and industry capacity.

Decisions about local plan arrangements under the new council will be for the new authority to make, but there may be a deadline set for new plans, through the 'Consequential Orders' that are due to be laid this summer. The new Dorset Council will need to decide whether they continue with separate area plans or not. However, the current work being undertaken by NDDC, EDDC, Purbeck and ourselves on individual area LPs would still be required for the replacement plan or plans if they are to be approved by c. 2021. Our current 2016 Local Plan will remain relevant post May 2019 and is to be used for the determination of Planning Applications until a replacement Plan is approved.

We are expecting the final version of the revised National Planning Policy Framework by the end of July. The updated NPPF introduces changes including the new standard methodology for housing numbers, which is reflected in the 'preferred options' consultation document. The Dorset AONB Management Plan is being reviewed again; consultation on a draft plan should take place later this year.'

Extract from the Portfolio Holder's Report - Housing

'Homes Dorset Ltd has now been formed as the WDDC owned housing company, and members informed. Options for schemes are now being prepared for consideration by the Directors. This is the latest accomplishment of the Accelerating Home Building Programme, now branded Opening Doors.

Strategy Committee Decisions within this Portfolio:

Setting up a Local Authority Owned Housing Group/Affordable Housing funding
Decision

That £150,000 of community-led housing funds be committed to support the development of around 20 affordable homes in Dorchester.'

