



Dorchester Town Council

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29 August 2018

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **3 September 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 6 August 2018 (attached).

3. Minute Update Report

To receive and consider the minute updates reported (attached).

4. Lubbecke Way and Access to the Household Recycling Centre

An officer from Dorset County Council Highways will be attending the meeting as requested. He will provide an update on the options being considered to implement new parking restrictions in Lubbecke Way and will ask for the Town Council's views on these as a primary consultee with a view to getting the Town Council's preferred option.

5. Requests for New Parking/Traffic Restrictions

The Town Council has received a number of requests for new parking restrictions and similar and the Committee is asked to consider if the Town Council supports any of these requests and to prioritise those it does support for referral to Dorset County Council:

- i) Weatherbury Way (double yellow lines from the yellow zig zag lines on the south side of Mellstock Avenue around the corner into Weatherbury Way, finishing at the driveway to 124 Weatherbury Way).
- ii) Maen Gardens (A single yellow line, on both sides of the road, on the approach to, and beyond, the turning bay to the rear of the Maen Gardens development and either a single yellow line with daytime restrictions or double yellow lines in the turning bay).
- iii) Fordington Green (Double yellow lines along the whole length of the south side of Fordington Green).
- iv) Friary Lane (weight/width and access only restriction).

The Committee is also asked to add in any previously supported requests to its prioritised list:

- i) Double yellow lines on the following junctions:
 - a) Rothesay Road/ South Court Avenue;
 - b) Ashley Road/Monmouth Road; and
 - c) Culliford Road South/Monmouth Road.
- ii) Robins Garth - double yellow lines on the north side and turning circle of Robins Garth.

6. Planning Applications for Comment

To receive and comment on the planning applications received from West Dorset District Council (list attached).

7. 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).

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 19/12(6 August 2018)

Local Plan Preferred Option Sites Consultation

A special meeting of the Planning and Environment Committee to discuss and agree the Town Council's response to WDDC's Local Plan Preferred Option Sites Consultation has been arranged for Monday 10 September 2018 at 7pm in the Corn Exchange. The response recommended by the Committee will be forwarded to Council for approval on 25 September 2018.

All Town Councillors have been advised of the special meeting and the key policy for discussion will be DOR 15, together with DOR 2, 3, 5, 6, 12, 13 and 14.

The other main policies identified as likely to be of interest to the Town Council are:

ENV 2, 3, 4, 5, 11, 12, 13, 14, 15, 16, 17 and 18

SUS 1, 2 (i) and Table 3.3

ECON 2, 4, 5 (iii), 6, 7, 8, 9 and 10

HOUS 1

COM 1, 7 and 8

+ Town Centre and Poundbury Plans

+ Dorchester (general) para 11.3.1 re Fairfield.

Options being considered by DCC Highways to implement new parking restrictions in Lubbecke Way

Option A:

This option includes installing double yellow lines at the junction of Kings Road and Lubbecke Way; access protection markings (white 'H' type lining) to all accesses including the youth and community centre, ambulance station and youth clubs HQ; a single yellow line with timed parking restriction (9am-6pm 7 days/week) between the two accesses to the ambulance station; double yellow lines at the junction of Lubbecke Way and the two minor road junctions to its south; and the introduction of a 7.5 tonne weight restriction to Long Bridge Way.

Option B:

This option includes all of the restrictions proposed within Option A, with the addition of a single yellow line timed parking restriction (9am – 6pm 7 days/week) along the river side of Lubbecke Way. Please note that in order for the timed restriction to be enforceable the lining must be accompanied by appropriate signs and posts and spacings prescribed by legislation, which would potentially result in 11 signs being required on the northern side of Lubbecke Way

Option C:

This option includes all the restrictions within Option A with the addition of double yellow lines along the river side of Lubbecke Way to ensure that no parking can occur on this side of the road. We feel that as the outcome of the introduction of this type of restriction is clear (i.e. there will be no parking at any time) then this removes the experimental nature of the restrictions and as such this package of restrictions would need to be introduced through the traditional traffic regulation order process.

The County Council's view is that **Option B** provides the best balance of initial restrictions, whilst not being too prohibitive at all times along Lubbecke Way (for example allowing residents to park on Lubbecke Way in the evenings). All options include a weight restriction on Long Bridge Drive to restrict its use by heavy goods vehicles, but to retain permeability and access for standard/domestic vehicles.

It may be useful to highlight that both Option's A and B will be implemented under the provisions of an experimental order which would permit the Council to physically install the proposed restrictions following the publishing of a single public notice, after which the first 6 months of the experiment would act as a public consultation period where the Council will monitor the effectiveness of the experiment and vary the experimental restrictions if required as we understand more about the workings of the restrictions.

As Option C consists primarily of 'no waiting at any time' restrictions the outcome is quite clear and as such this option could not be implemented using an experimental order, but would require the Council to follow the standard TRO making process. This process prescribes a period of consultations and advertisements prior to the physical implementation of any restriction, which may take between 3 – 18 months to complete. It is also important to note that as this standard process seeks public representations prior to the physical implementation a proposal may never actually be implemented if substantive objections are received by the Council and upheld by its Regulation Committee. Clearly, the Council must use its statutory powers correctly and not as a mechanism to circumvent due process but it is important that you are aware of the facts / process / timescales involved with each option.

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Agenda Item 6. Planning Applications for Comment

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

1. [WD/D/18/001635](#) - 5 SYWARD ROAD, DORCHESTER, DT1 2AJ
Installation of dormer window
2. [WD/D/18/001245](#) - 88 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PR (Amended Plans)
Change of use of carpark area to car sales display area and erection of 2.1 metre boundary fence

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

3. [WD/D/18/001383](#) - VESPASIAN HOUSE, BARRACK ROAD, DORCHESTER
Display of 1no. advertisement board
Dorchester Conservation Area
4. [WD/D/18/001637](#) - 18A SOUTH STREET, DORCHESTER, DT1 1BS
Display of Non-illuminated Fascia & Hanging Sign (Retrospective)
Dorchester Conservation Area
5. [WD/D/18/001654](#) - WAITROSE, TUDOR ARCADE, SOUTH STREET, DORCHESTER, DT1 1BN
Removal of 4no. existing plant chillers and installation of 1no. new water chiller unit and other minor associated works.
6. [WD/D/18/001697](#) - WAITROSE, TUDOR ARCADE, SOUTH STREET, DORCHESTER, DT1 1BN
Installation of 4 sets of replacement letters, 2no. projecting signs, 2no. post mounted signs, 3no. panels, 1no. set of welcome letters, 5no. replacement external signs & 3 external signs to be removed
Dorchester Conservation Area
7. [WD/D/18/001791](#) - PLOTS 477 TO 506, 508 TO 521 & 638, SECTORS 3.66 & 3.70 NORTHERN QUADRANT, POUNDBURY
Application for approval of reserved matters for access, appearance, layout & scale in relation to Outline approval 1/D/09/001363
8. [WD/D/18/001813](#) - 58 ICEN WAY, DORCHESTER, DT1 1EW
Change of use from Office Use (Class B1(a)) to a dwellinghouse (Class C3)
Dorchester Conservation Area and Grade II Listed Building

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

9. [WD/D/18/001650](#) - 11 MINERVA CLOSE, DORCHESTER, DT1 2QN
Erection of fence

West Ward (Councillor J Hewitt)

10. [WD/D/18/001414](#) - DORCHESTER MARKET, WEYMOUTH AVENUE, DORCHESTER
Erect gates, replace ridge to main building, replace cladding to gable ends, erect fence to front of North Linney and move pedestrian gate to Weymouth Avenue
Dorchester Conservation Area

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Agenda Item 7. Planning Issues to Note

**1. WD/D/17/002887 - 1 BENNETTS COURT, 6 COLLITON STREET, DORCHESTER, DT1 1XH
Install Velux roof window in south elevation roof**

Refused by WDDC's Planning Committee on 19 April 2018, contrary to officer recommendation:
The proposed window by reason of its size and position would have a detrimental effect on the amenities of the adjoining properties to the rear by way of overlooking. The proposal would therefore be contrary to policy EN16 of the adopted West Dorset, Weymouth and Portland Local Plan 2015.

An appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development. The appeal will be determined on the basis of written representation.