

Dorchester Town Council

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31 October 2018

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **5 November 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 1 October 2018 (attached).

3. Minute Update Report

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

4. DTEP - Victoria Road 20mph Zone, Dorchester - Primary Consultation for Traffic Regulation Order

DCC has asked for the Town Council's comments, as a primary consultee, on the above Traffic Regulation Order. Details of the proposal are attached and maps will be available at the meeting.

5. Stopping Up of Highway Order – Mey House, Bridport Road

DCC has received an interest in stopping up a section of highway land (map attached) from the Duchy of Cornwall who own the land. When the land was dedicated as highway the original plan was incorrect and Mey House was built on highway. The land will stay as it is once the stopping up has happened and there will no longer be highway rights over the grass verge that runs around the building. The Town Council has been asked for its views on this proposal.

6. Proposed Diversion of Footpath 2, Dorchester and Footpath 6, Winterborne Monkton

DCC has received an application to divert Footpath 2, Dorchester and Footpath 6, Winterborne Monkton (details attached) and the Town Council has been asked for its comments.

7. Governance Arrangements Task and Finish Group

At Policy Committee on 18 September 2018, it was agreed to set up a Task and Finish Group, to be concluded by the March 2019 cycle of meetings, to consider the Town Council's future governance arrangements from May 2019 and how governance arrangements were likely to change with the reorganisation of local government.

As also agreed at that meeting, the Planning and Environment Committee is asked to appoint two of its members to this Group.

8. Planning Applications for Comment

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

9. 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).

10. 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 – 5 November 2018

Agenda Item 3. Minute Update Report

1. **Minute 33/18 (1 October 2018)**

Lubbecke Way

A petition has been received from local residents requesting a 20mph speed limit in Lubbecke Way, St Georges Road, Eddison Avenue, Ackerman Road and Long Bridge Way together with speed reducing humps in Lubbecke Way. This petition will be considered by the Committee at its meeting on 3 December 2018.

2. **Minute 37/18 (1 October 2018)**

WD/D/18/001261 7 North Square, Dorchester

Following the Planning and Environment Committee meeting on 1 October 2018, a WDDC Planning Officer advised that there were additional comments available from the Conservation Officer and these comments, withdrawing the Conservation Officer's objection to the application, had not been reported to the Committee. Also the representation from Historic England, withdrawing its objection, had not been available at the committee meeting.

Members of the Planning and Environment Committee were canvassed via email for their views on the application, in the light of this additional information, and agreed to withdraw Dorchester Town Council's objection to the proposal.

3. **Minute 18/18 (6 August 2018)**

WD/D/18/001177 Land Between 20A – 21 Glyde Path Road

Dorchester Town Council objected to this planning application at its meeting on 6 August 2018:
Recommend refusal.

The Committee was very strongly of the view that the change of use should not be approved. The principle of a pedestrian access to the Prison site had been a core element of the Town Council's Position Statement on the future development of the site in August 2014, and subsequent committee resolutions, and Members considered that all of the information provided by City & Country, the applicant, throughout the whole planning process, had led everyone to believe and expect that pedestrian access would be provided through this site. Members were extremely disappointed that the applicant now appeared to be reneging on the promises that it had highly promoted, jeopardising the access strategy for Prison site as a whole and turning it into a closed community by removing an integral pedestrian link.

There were also concerns that as no parking was to be provided on site potential additional on street parking created in the immediate area would have a negative impact on the existing residents' parking permit area, meaning that neighbouring residents' amenity would be adversely affected.

Therefore the Committee considered that the development would be contrary to policies ENV 11 and ENV 16 of the adopted Local Plan and paragraph 75. of the NPPF 2012.

The application was referred to WDDC's Planning Committee for decision and the Town Clerk addressed the Committee, reiterating the Town Council's concerns. Following a lengthy discussion, there the vote to approve the application was not carried, however the proposal to refuse the application was not put to the vote as no reasons for refusal were put forward. The decision then reached by the Committee was that the application be deferred to allow officers to liaise with the applicant to ascertain if an amended scheme could be agreed which would allow access, either through this site or an alternative site.

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

Victoria Road, Westover Road, St Helen's Road, Albert Road 20mph Zone Traffic Regulation Order

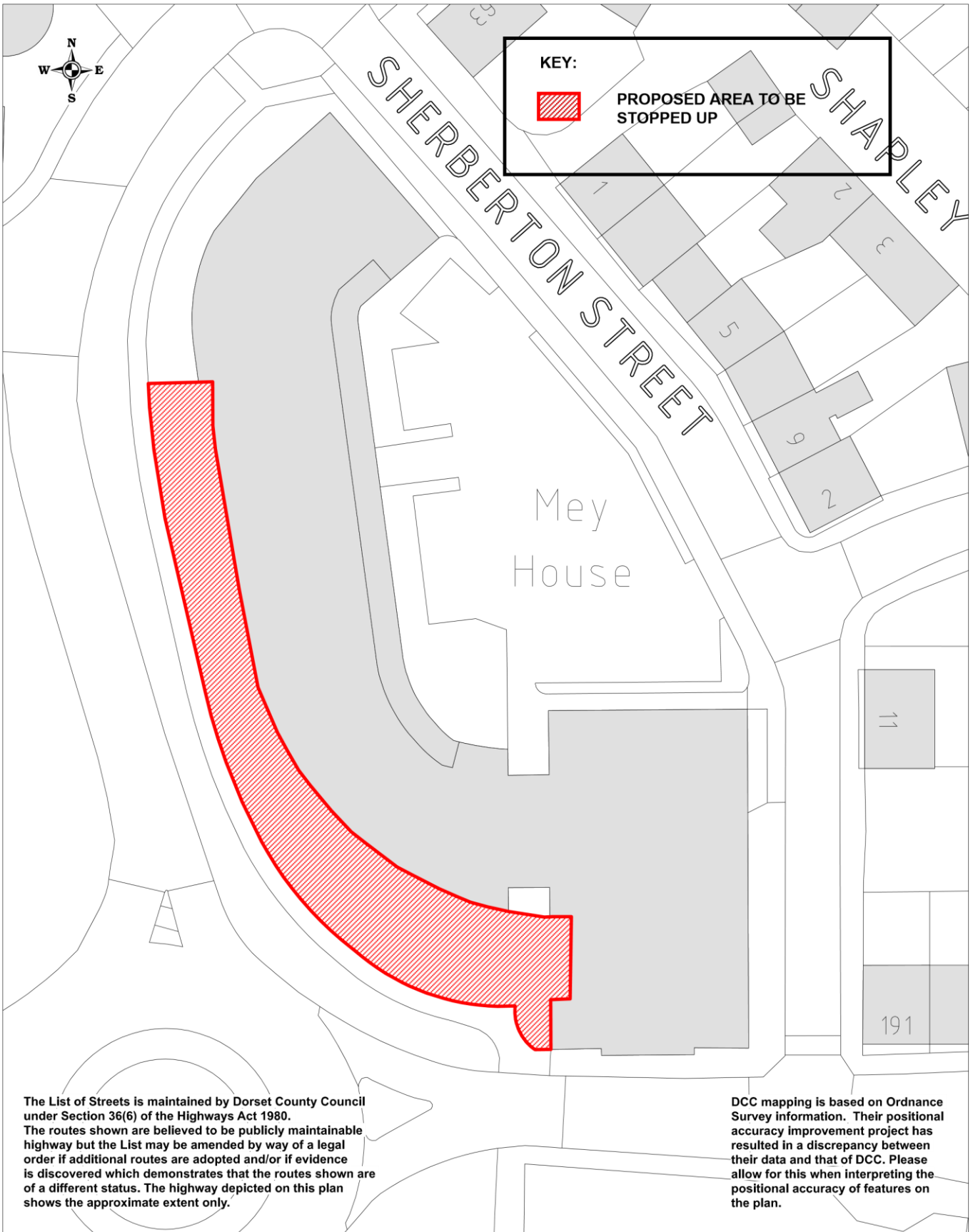
This traffic regulation order will introduce a 20mph zone, including the provision of vertical traffic calming features (road humps), along the following roads.

- ☐ Victoria Road between Damers Road (B3144) and Albert Road
- ☐ Westover Road between Victoria Road and Cornwall Road
- ☐ St Helen's Road
- ☐ Albert Road between St Helen's Road and Cornwall Road

It is consistent with the DTEP aims to:

- ☐ Reduce through traffic
- ☐ Provide a higher quality environment
- ☐ Reduce traffic speeds
- ☐ Maintain vehicular access for emergency, servicing and public transport.

This traffic regulation order will be made in accordance with Section 1 of the Road Traffic Regulation Act 1984 which allows orders to be made "for avoiding danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising" or "for preserving or improving the amenities of the area through which the road runs".



The List of Streets is maintained by Dorset County Council under Section 36(6) of the Highways Act 1980. The routes shown are believed to be publicly maintainable highway but the List may be amended by way of a legal order if additional routes are adopted and/or if evidence is discovered which demonstrates that the routes shown are of a different status. The highway depicted on this plan shows the approximate extent only.


DCC mapping is based on Ordnance Survey information. Their positional accuracy improvement project has resulted in a discrepancy between their data and that of DCC. Please allow for this when interpreting the positional accuracy of features on the plan.

**MEY HOUSE, BRIDPORT ROAD,
POUNDBURY**
Proposed stopping up of highway rights

THIS MAP IS NOT DEFINITIVE AND HAS NO LEGAL STATUS

SU-26-2018
Date: 17/10/2018
Scale 1:500
Drawn By: LH
Cent X: 366875
Cent Y: 90443

GEOGRAPHICAL INFORMATION SYSTEMS



Dorset County Council

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SECTION 119, HIGHWAYS ACT 1980

PROPOSED DIVERSION OF FOOTPATH 2, DORCHESTER AND FOOTPATH 6, WINTERBORNE MONKTON

The County Council has received an application to divert Footpath 2, Dorchester and Footpath 6, Winterborne Monkton as shown on the enclosed Drawing (18/20).

This diversion is being made in the interest of both the public and the landowner as the diversion would improve public safety and land management. The current route runs across the A35 and through a large field. The proposed new route crosses the A35 via an underpass improving public safety and runs along existing tracks and a double fenced path improving land management.

The current definitive route of Footpath 2, Dorchester runs from point A at Ladock Terrace across Middle Farm Way (the B3150) to the parish boundary at point B where it connects with Footpath 6, Winterborne Monkton which crosses the A35 and continues across a field to point C on the C53 road.

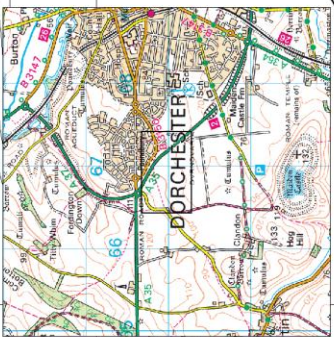
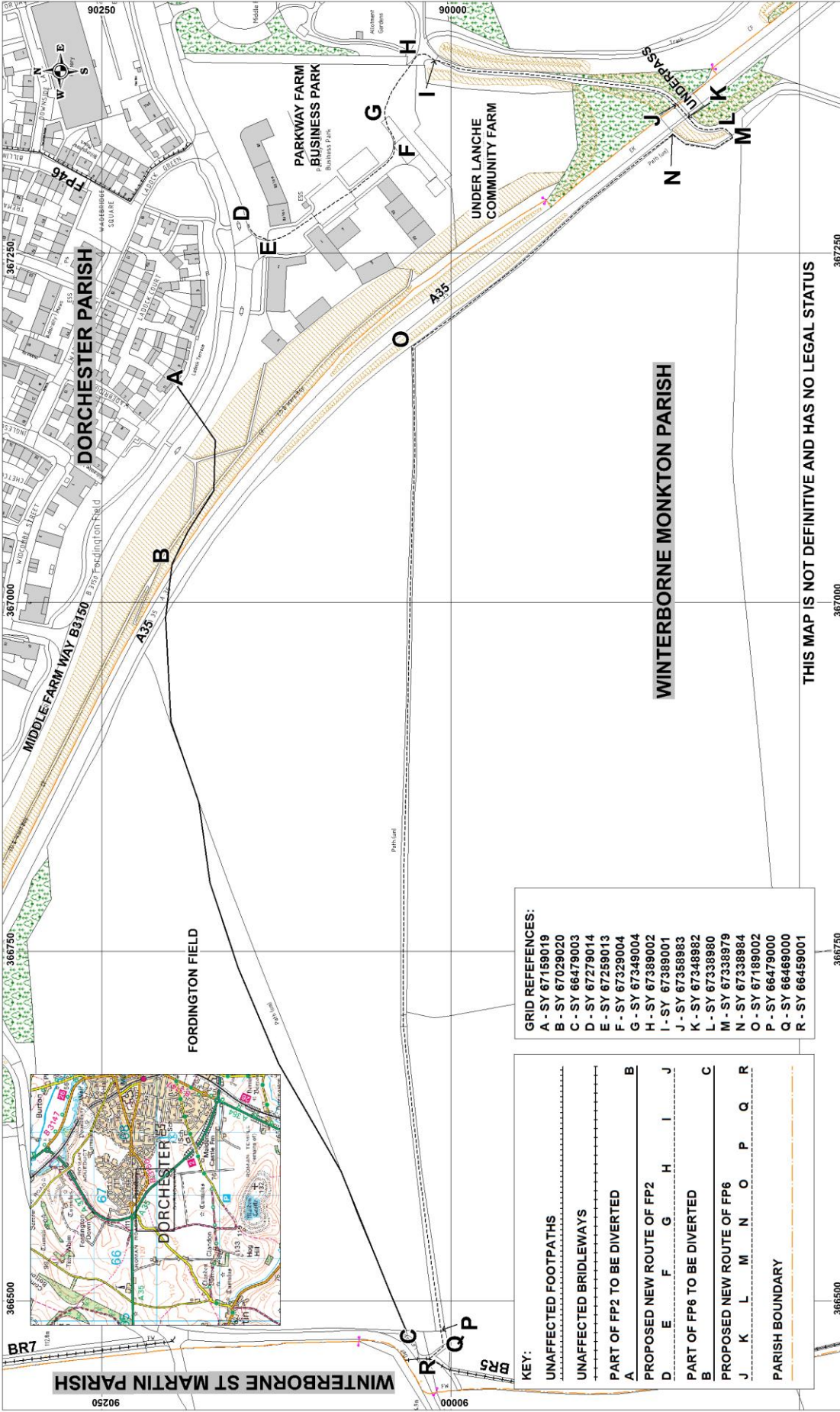
The proposed new route of Footpath 2, Dorchester runs from point D on Middle Farm Way, along a business park access road between points E – F – G then along a track to point H and continuing south southwest along a track via point I to the parish boundary at point J. The proposed new route of Footpath 6, Winterborne Monkton then continues via an underpass under the A35 to point K and via points L and M to point N alongside the A35. The proposed new route runs parallel to the A35 along a double fenced path to point O and then continues in a westerly direction to point P and point Q where it turns northwest before joining Bridleway 5, Winterborne Monkton at point R.

The current route of Footpath 2, Dorchester and Footpath 6, Winterborne Monkton between points A – B – C is approximately 727 metres long and the proposed new route between points D – E – F – G – H – I – J – K – L – M – N – O – P – Q – R is approximately 1473 metres long. The width of the new route will be 2 metres except at points I, M and P where there will be pedestrian gates to British Standard BS5709:2018.

Under Section 119 of the Highways Act 1980, the ends of the diversion must be in places substantially as convenient to the public. Regard must also be paid to the effect the diversion would have on public enjoyment of the footpath as a whole, and on land served by the existing and proposed routes.

Section 29 of the Highways Act 1980, as amended by the Countryside and Rights of Way Act 2000, says that when making diversion orders the County Council must have regard to the needs of agriculture, forestry and the desirability of conserving flora, fauna and geological and physiographical features.

The current and proposed routes are available for inspection, however it should be noted that the walked route follows a different alignment from the current definitive footpaths, particularly Footpath 2, Dorchester between A – B and where Footpath 6, Winterborne Monkton crosses the A35. Crossing the A35 is not recommended for safety reasons as the crossing point has poor sightlines, with fast and frequent traffic. The proposed new footpath has been available as a permissive route for several years.



- GRID REFERENCES:**
- A - SY 67159019
 - B - SY 67029020
 - C - SY 66479003
 - D - SY 67279014
 - E - SY 67259013
 - F - SY 67329004
 - G - SY 67349004
 - H - SY 67389002
 - I - SY 67389001
 - J - SY 67358983
 - K - SY 67348982
 - L - SY 67338980
 - M - SY 67338979
 - N - SY 67338984
 - O - SY 67189002
 - P - SY 66479000
 - Q - SY 66469000
 - R - SY 66459001

- KEY:**
- UNAFFECTED FOOTPATHS
 - UNAFFECTED BRIDLEWAYS
 - PART OF FP2 TO BE DIVERTED
 - PART OF FP6 TO BE DIVERTED
 - PROPOSED NEW ROUTE OF FP2
 - PROPOSED NEW ROUTE OF FP6
 - PARISH BOUNDARY

THIS MAP IS NOT DEFINITIVE AND HAS NO LEGAL STATUS

SECTION 119, HIGHWAYS ACT 1980

APPLICATION FOR A PUBLIC PATH ORDER TO DIVERT FOOTPATH 2, DORCHESTER AND FOOTPATH 6, WINTERBORNE MONKTON

Ref: 18/20
Date: 17/09/2018
Scale 1:2500 at A3
Drawn By: CAM
Cent X: 366926
Cent Y: 90019

GEOGRAPHICAL INFORMATION SYSTEMS

Dorset County Council

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Agenda Item 8. Planning Applications for Comment

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

1. [WD/D/18/002255](#) - **21 GARLAND CRESCENT, DORCHESTER, DT1 2SX**
Erection of conservatory
2. [WD/D/18/002379](#) - **HOWARDS PEUGEOT, LONDON ROAD, DORCHESTER, DT1 1NF**
Display of 1 non illuminated Fascia sign, 2 x illuminated Fascia sign, 1 illuminated pole sign and 1 illuminated wall sign
Dorchester Conservation Area
3. [WD/D/18/002152](#) - **1 SALISBURY VILLAS, SALISBURY STREET, DORCHESTER, DT1 1JY**
Removal of cement rendering & repair/ repointing of original stone wall (Retrospective)
Dorchester Conservation Area and Grade II Listed Building
4. [WD/D/18/002376](#) - **5 DRAGONS COURT, DORCHESTER, DT1 1WR**
Increase height of existing rear stone wall
5. [WD/D/18/002458](#) - **28 HIGH STREET FORDINGTON, DORCHESTER, DT1 1JZ**
Outline application for the Erection of 3 Dwellings
Dorchester Conservation Area and Grade II Listed Building

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

6. [WD/D/18/001837](#) - **18A SOUTH STREET, DORCHESTER, DT1 1BS**
Alterations to shop front & associated internal alterations (Retrospective)
Dorchester Conservation Area
7. [WD/D/18/002219 + WD/D/18/002220](#) - **SOUTH LODGE, SOUTH WALKS ROAD, DORCHESTER, DT1 1DS**
Removal of conservatory windows, doors and roof, retaining dwarf walls and floor and install new conservatory windows, doors and roof
Dorchester Conservation Area and Grade II* Listed Building
8. [WD/D/18/002308](#) - **29 NORMANDY WAY, DORCHESTER, DT1 2PP**
Demolition of single storey side extension and erection of replacement 2 storey side extension
9. [WD/D/18/002290](#) - **5 NORTH SQUARE, DORCHESTER, DT1 1HY**
Change of use from D1 back to original use of A1, A2 & C3
Dorchester Conservation Area and Grade II Listed Building
10. [WD/D/18/002331](#) - **6 NORTH SQUARE, DORCHESTER, DT1 1HY**
Form three new window openings in east facing boundary wall (with variation of condition 1 of planning permission WD/D/16/002295 to amend approved plans)
Dorchester Conservation Officer and Grade II Listed Building

11. [WD/D/18/002389](#) - **63 HIGH WEST STREET, DORCHESTER, DT1 1UY**
Internal and external alterations to facilitate re-roofing section of roof on western elevation and replace internal ceiling and section of floor
Dorchester Conservation Officer and Grade II Listed Building
12. [WD/D/18/002410](#) - **20-22 HIGH WEST STREET, DORCHESTER, DT1 1UW**
External alterations to improve garden facilities; alterations of plant room for additional seating. Internal alterations to basement to improve staff areas; first, second and third floor alterations to convert to 9No hotel rooms with en-suite bathrooms. (6No to Second Floor and 3No to Third floor.)
Dorchester Conservation Area and Grade II* Listed Building
13. [WD/D/18/002473](#) - **41 TRINITY STREET, DORCHESTER, DT1 1TT**
Prior approval for a change of use from shop (class A1) to restaurant/wine bar (class A3)
This is not a planning application. The development is automatically granted planning permission by the above Order unless the local planning authority determines that Prior Approval is required, or the development falls outside the scope of the Order.
Dorchester Conservation Area
14. [WD/D/18/002071](#) - **ENGINEERS HOUSE, BARRACK ROAD, DORCHESTER, DT1 1YG**
Change of use from Office Use (Class B1(a)) to two dwellinghouses (Class C3)
This is not a planning application. The development is automatically granted planning permission by the above Order unless the local planning authority determines that Prior Approval is required, or the development falls outside the scope of the Order.
Dorchester Conservation Area

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

15. [WD/D/18/002181](#) - **138 MONMOUTH ROAD, DORCHESTER, DT1 2DQ**
Erect single storey rear extension
Dorchester Conservation Area
16. [WD/D/18/002391](#) - **1 HUTCHINS CLOSE, DORCHESTER, DT1 2RH**
Erection of single storey rear extension
17. [WD/D/18/002158](#) - **5 WEATHERBURY WAY, DORCHESTER, DT1 2ED**
Erection of two storey side & single storey rear extensions & alterations

West Ward (Councillor J Hewitt)

18. [WD/D/18/002188](#) - **THOMAS HARDYE SCHOOL, QUEENS AVENUE, DORCHESTER, DT1 2ET**
Replacement external windows and doors
19. [WD/D/18/002367](#) - **6 DAGMAR ROAD, DORCHESTER, DT1 2NA**
Demolition of single storey rear extension and erection of replacement single storey rear extension
Dorchester Conservation Area

Dorchester Town Council

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Agenda Item 9. Planning Issues to Note

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

Use of annexe as private residential dwelling (Variation of condition 3 of 1/D/13/001095)

Planning application withdrawn 25 October 2018. This application was due to be considered by WDDC's Planning Committee on 16 August 2018 but was deferred at the request of the applicant. 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.

Additional comment: 14 August 2018 - DTC's Planning and Environment Committee would consider that the garage/study (ie annexe) remaining as integral to the main/host building – No 28 – is the most important consideration and is fundamental.

If the only way for the annexe to be rented out is for previous Condition 3. to be removed then the Town Council would not support this. The P&E Committee did not consider that it was unreasonable to rent out the annexe but this should not be at the expense of separating it from No 28. The annexe remaining integral should take priority over being able to rent it out.

According to the decision notice for 1/D/13/001095, Condition 3. was added for Local Plan policy reasons and the policy (was DA6 now is ENV16) remains unchanged so Condition 3. should remain. Nothing has changed to make this policy irrelevant now.'

2. **WDDC Planning Issues: Extracts from the Portfolio Holders report to Council on 18 October 2018**

Local Plan Review: Preferred Options Consultation

It is estimated that 1,474 people attended the 11 drop-in events for the Preferred Options consultation for the Local Plan Review. The busiest events were at Sherborne (321), Preston (300) and Dorchester (207). Other attendances:- Charminster 178, Chickerell 87, Beaminster 76, Bridport 76, Crossways 71, Weymouth 71, Lyme Regis 55, Portland 32

By the end of September 348 responses had been received: 127 via the online form; and 221 via e-mail or in paper form.

A wide range of issues have been raised during the consultation including concerns about many of the sites identified as preferred options for housing. Issues raised include: the provision of affordable housing; the affordability of market housing for local people; the provision of infrastructure; and more site-based concerns, such as flooding and impacts on heritage and the landscape. Proposals for development to the north of Dorchester and at Charminster have attracted a lot of interest.

Statement of Common Ground

The revised NPPF published in July 2018 introduces the requirement for a 'statement of common ground' to be prepared jointly by local planning authorities to address cross-boundary planning matters under the 'duty to co-operate'.

In June 2018 the Dorset Strategic Planning Forum (SPF) agreed that officers should draft a single Statement of Common Ground covering the total Dorset area for consideration and approval by the SPF prior to being taken to each of the individual councils for adoption. The SPF agreed that this first statement should be taken through the committees of individual Dorset councils and /or Shadow Executives between October and December 2018. The degree of urgency is because the statement needs to have been agreed in time for the submission of the Purbeck Local Plan to the Planning Inspectorate for examination in February / March 2019. The draft statement will first be

considered by Purbeck District Council at its meeting on 9 October 2018.

Five-Year Housing Land Supply

The most up-to-date assessment of housing land supply across West Dorset and Weymouth & Portland shows that in April 2017 there was 4.94 years supply of deliverable housing sites.

The Government is introducing a new way of calculating five-year housing land supply based partly on the new 'housing delivery test', which comes into effect in November 2018. The 2018 NPPF also changed the definition of deliverability and all sites need to be reviewed to establish whether they fall within the new definition of 'deliverable' and can be included in the five-year supply. This exercise is underway at the moment.

It is hoped to publish an updated five-year supply report in November 2018, as soon as possible after the Government publishes the housing delivery test results.

National Planning Policy Framework

The latest (July 2018) NPPF now applies. Numerous points but in particular:

- The presumption in favour of sustainable development remains whilst confirming that planning applications should be determined against the development plan (including Local Plan) unless material considerations dictate otherwise. More emphasis on ensuring development complies with Neighbourhood plans.
- Great weight should be afforded to protecting AONBs in respect of their landscape and scenic beauty.

Future of Local Plans in Dorset

The Consequential Orders for the new Unitary state that a local plan covering its total area must be adopted by 2024, but that the new council would be able to carry on the individual local plan reviews in the meantime if they choose. That choice will need to be made by the new Council but Strategic Planning Forum Members felt that work on the individual Local Plans (LPs) should continue until instructions are received to the contrary.

If individual LPs are not processed the new Council might have less control over planning decisions as LPs become outdated. Moreover in progressing individual LPs more sites become available earlier to help improve the 5 Year housing land supply position although it is not yet clear whether 5 Year housing land supply will need to be based on the whole new council area from 1 April 2019. These issues are being investigated as part of the implementation work for the establishment of the new Council, and officers will be investigating whether the new Council is likely to have a 5 Year five-year supply at the start.

The new Unitary will need to take into account the resources required to continue with 4 individual LPs at the same time as working towards a Council wide LP by 2024. Although work on the individual LPs would contribute significantly to an eventual Council wide Plan.

New ICT System

Shortly we will be entering the major test stages of the new ICT system which will require all planning staff to test and work with the new system to ensure it meets our requirements. This testing will involve at least 50% of the staff at any one time initially in mid/end October and will continue until December - albeit with a reducing call on staff time.

All staff will need training on the new system as it is very different from West and Weymouth's two systems and similar but not the same as North's. Our current aim is for the new system to be operational in early 2019. During this transition period it is probably inevitable that validation and determining planning application timescales will be adversely affected but it is essential we conduct the testing phase with thoroughness to minimise issues when the new system is introduced.