

# Dorchester Town Council

## Planning and Environment Committee

7 September 2015

Present: Councillors R. Biggs, C. Biggs, T. Harries, S. Hosford (Chair), T. Jones, F. Kent-Ledger, R. Potter (Mayor), M. Rennie and D. Taylor  
Apologies: Councillors B Armstrong-Marshall, A. Canning, S. Jones and T. Loakes  
Also Present: Councillors G. Duke and J. Hewitt

### 115. Minutes

The Minutes of the meeting of the Committee held on 3 August 2015 were confirmed and signed by the Chairman as a correct record.

### 116. Minute Update Report

#### i) Minute 60/14 (1 December 2014)

##### Top O'Town Roundabout Pedestrian Crossing (Bridport Road)

The Committee were pleased at the speed of progress being made on the provision of the new crossing.

#### ii) Minute 110/15 (3 August 2015)

##### Parking Issues

The Committee were not satisfied with the responses from West Dorset District Council regarding the installation and trial of solar lights in Wollaston Field car park.

### Resolved

- i) That the Town Council writes to Historic England expressing their concerns about the process of installing solar lights in the scheduled monument of Wollaston Fields car park and asking for their comments.
- ii) The West Dorset District Council be asked how they will be measuring the success, or otherwise, of the trial of the solar lights in Wollaston Road car park.

#### iii) Minute 35/14 (1 September 2014)

##### Bollards in New Street

The Chairman gave an update on the discussions between DCC and WDDC regarding the control of the bollards in New Street and South Street. At the present time, neither authority was seeking to maintain the operation of these bollards and DCC considered that the signage in New Street was sufficient to enforce the Traffic Regulation Order (TRO). She advised that as this issue had now become a potential resource issue for the Town Council it would therefore be passed to Policy Committee for future consideration.

There was considerable discussion about this issue and Members felt that there could be a role for the Town Council in taking responsibility for operating the bollards, particularly in view of its role in initiating their installation. Members also considered that the ongoing operation of the bollards was important and there was a

need for additional bollards from Durngate Street. The point was made that the TRO did need active enforcement action from the relevant authorities.

**Resolved**

That the Policy Committee be advised that the Planning and Environment Committee supports the Town Council committing resources to the ongoing operation of the bollards in New Street and South Street plus installing bollards in Durngate Street.

**iv) Minute 112/15 (3 August 2015)  
Dorchester Prison Site**

The Committee were reminded that the next round of consultation on the Prison site development was 17 September 2015.

As member of West Dorset District Council's Development Control Committee, Councillor Potter did not participate in the following agenda item.

**117. Planning Applications**

Councillor Rennie joined the meeting after consideration of planning application WD/D/15/001725.

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council and it was

**Resolved**

That West Dorset District Council be notified of the comments agreed on the various planning applications as set out at Appendix 1 to these minutes.

**118. Dorset Waste Plan Consultation**

Councillor Jones gave an update of the history of the consideration of potential waste sites in Dorchester over the years. A lot of work had been put into the identification of potential sites and it was important that the Town Council gave very careful consideration to the site options. He suggested that a DCC officer be invited to provide the Committee with more details about the sites to allow it to make an informed decision.

The Committee discussed the points raised and agreed to defer their decision pending a briefing session, for all Councillors, with DCC officers. This would be followed by a special meeting of the Committee to decide which site(s) the Committee supported. Mention was made of the deadline for the consultation period and this would need to be factored into arrangements for a special meeting.

**Resolved**

That the Committee Clerk makes arrangements, in consultation with DCC, for a briefing session on the proposed waste sites in Dorchester to be followed by a special meeting of the Planning and Environment Committee.

#### 119. **Review of Governance Arrangements**

The Chairman presented the Town Clerk's report and summarised the reasons for reviewing the governance arrangements of the Council's committees. The Planning and Environment Committee had previously reviewed its operation and as part of this the Traffic Panel had been disbanded.

The Committee accepted that in the past the Committee's agendas had been overloaded and unwieldy but with recent changes its workload was more manageable. Members did not want the Committee to just consider planning applications and they wanted to keep a wider remit involving traffic and environmental issues, as now.

There was some acceptance that Committee Members needed to prepare in advance of meetings, particularly in respect of planning applications in their own ward. Also Members needed to be focussed during committee discussions and be committed to attending meetings. To prevent quoracy problems, Members were asked to ensure that they presented their apologies for meetings as soon as possible.

There was discussion on reducing the size of the Committee but this was not supported by all. However, Members did agree that there should be monitoring of attendance at both training and meetings and the Chairman and the Clerk should continue to manage and control the agenda.

Comments were made about the lack of business for Policy Committee and Members did not think that this should be increased/expanded at the expense of the Planning and Environment Committee.

The Chairman made a suggestion that there should be a minimum number of Members appointed to the Committee from each ward to ensure good representation from each ward.

#### **Resolved**

That the Town Clerk be advised that the Planning and Environment Committee supports keeping the name of the Committee as it is and that the following are the Terms of Reference for the Committee:

- Responding to West Dorset District Council and Dorset County Council on planning applications;
- Making observations to Dorset County Council advocating and in response to proposals related specifically to Traffic Regulation Orders;
- Making observations to consultations from West Dorset District Council and Dorset County Council regarding high level plans (Local Development Plan, Waste Plan, etc);
- When a new major sites or issues emerge e.g. Dorchester Prison, Charles Street or DTEP/Neighbourhood Planning, the Committee will consider the item in the first instance to start developing the Council's views.

**120. Decisions on Planning Applications**

The Clerk reported that planning application WD/D/154/002449 had been refused by West Dorset District Council's Development Control Committee against officer recommendation.

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note.

**Chairman**

## Dorchester Town Council

### Planning applications to be considered by the Planning and Environment Committee on 7 September 2015

1. **WD/D/15/001673**  
**UNIT 4, GREAT WESTERN INDUSTRIAL ESTATE, GREAT WESTERN INDUSTRIAL ESTATE ACCESS R, DORCHESTER, DT1 1RD**  
Erect 2 no. part illuminated building signs, 1 no. non-illuminated tyre sign & 1 no. part illuminated flag freestander  
No objection.
2. **WD/D/15/001609**  
**2 SHASTON CRESCENT, DORCHESTER, DT1 2EB**  
Two storey side & rear extension and single storey front extension  
No objection.
3. **WD/D/15/001585**  
**57 WEATHERBURY WAY, DORCHESTER, DT1 2ED**  
Two storey side & rear extension, single storey rear and front extension  
No objection.
4. **WD/D/15/001712 (Advertisement)**  
Erect 1no. illuminated fascia sign  
**WD/D/15/001715**  
Demolish existing single storey building and construct replacement two storey building.  
**THE IMPERIAL DRAGON, 37 MAUD ROAD, DORCHESTER, DT1 2LP**  
Dorchester Conservation Area  
No objection. However, the Committee asked that West Ward councillors endeavour to contact the residents of St James' Place to advise them of the development.
5. **WD/D/15/001618**  
**6 BREWERY SQUARE, DORCHESTER, DT1 1HX**  
Erect 1no. back-lit illuminated projecting sign  
No objection.
6. **WD/D/15/001725 Listed Building Consent**  
**43 HIGH EAST STREET, DORCHESTER, DT1 1HN**  
Conversion and adaptation of existing building into two dwellings.  
Dorchester Conservation Area and Grade II Listed Building  
No objection.
7. **WD/D/15/001653**  
**13 ST HELENS ROAD, DORCHESTER, DT1 1SD**  
Single storey flat roof rear extension  
Dorchester Conservation Area  
No objection.

8. **WD/D/15/001742**  
**4 DUKES AVENUE, DORCHESTER, DT1 1EN**  
Erect first floor rear extension  
Dorchester Conservation Area  
No objection.
9. **WD/D/15/001762**  
**MERCEDES BENZ OF DORCHESTER, MILLERS CLOSE, DORCHESTER, DT1 1SS**  
External car dealership and forecourt signs  
No objection.
10. **WD/D/15/001583**  
**5 CAME VIEW CLOSE, DORCHESTER, DT1 2AF**  
Erect first floor dual pitched rear extension. Amend rear cold flat roof to a warm roof  
No objection.
11. **WD/D/15/001724**  
**LAND ADJACENT FREDERICK TREVES HOUSE, ST JOHN WAY, POUNDBURY**  
Mixed development comprising a block of 7 private flats and one commercial unit, three private houses and 5 affordable flats over garages (FOG's) in place of an existing garage block to be demolished; together with provision of associated parking and landscaping  
Committee members were disappointed that Magna Housing had not taken the opportunity themselves to redevelop the site of the Whitfield garages to maximise the provision of more affordable housing but they did not object to the application. Also the Committee asked that the Local Planning Authority ensured that that the dimensions of the new garages provided on the site were able to accommodate a modern family size car.
12. **WD/D/15/001744**  
**9 PLASSEY CLOSE, DORCHESTER, DT1 2PR**  
Erect two one bedroom new build flats within the side grounds with a communal refuse area  
No objection.
13. **WD/D/15/001737**  
**9 MARSDEN STREET, POUNDBURY, DORCHESTER, DT1 3DH**  
Erect single storey glass canopy onto the rear of the property  
No objection.
14. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT**  
**WD/D/15/001877 Listed Building Consent**  
Change of use of existing buildings from B1 office to commercial use on part ground floor and form 15 residential flats (Revised layout to previously approved WD/D/14/001130)  
Dorchester Conservation Area and Grade II Listed Building  
No objection.