

Dorchester Town Council

Planning and Environment Committee

3 September 2018

Present: Councillors C. Biggs, R. Biggs, A. Canning, T. Harries, J. Hewitt, S. Hosford, S. Jones, R. Potter (Chairman), M. Rennie and D. Taylor

Apologies: Councillor F Kent-Ledger

21. Declaration of Interest

Councillors Jones and Potter stated that as members of WDDC's Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting.

Councillors Rennie and Taylor declared a non pecuniary interest in planning application WD/D/18/001414 as members of the Markets Committee.

22. Minutes

Subject to the addition of Councillor Harries declaring a non pecuniary interest in WD/D/001261, the minutes of the meeting of the Committee held on 6 August 2018 were confirmed and signed by the Chairman as a correct record.

23. Minute Update Report

Resolved

That the Minute Update Report be noted.

24. Lubbecke Way and Access to the Household Recycling Centre

Mr Turner from DCC Highways addressed the meeting. He gave the background to the issues at Lubbecke Way and explained, in detail, the options being considered to try and resolve the problems. If an experimental Traffic Regulation Order was agreed, it could be implemented in a relatively short time and once all the comments from primary consultees, such as Dorchester Town Council, had been received then the Order could be actioned.

A number of local residents addressed the Committee explaining the problems being experienced in the area and their concerns. Particular comments were made about installing speed bumps, traffic calming and speed limit signs, improving all signage, moving the Household Recycling Centre, the impact of two way traffic on Long Bridge Way, parking enforcement, the poor surfacing of Lubbecke Way and the overall increase and speed of traffic.

Mr Turner responded to the points made and stated that DCC Highways Engineers would need to consider the signage issues and he explained the technical reasons for installing parking restrictions on both sides of the road. He also explained that speed bumps were covered by different legislation and gave further details about the signage supporting the proposed parking restrictions.

An east ward councillor gave further details of specific problems that had been reported to her and asked that urgent action be taken to resolve the issues particularly in respect of signage and the use of Long Bridge Way. Members supported the concerns of local residents and considered

that speed reduction measures should be implemented and that enforcement any new parking restrictions would be essential. The Committee had discussed the moving of the Household Recycling Centre on many occasions and continued to press for it to be moved to a more appropriate site.

The Committee supported Option B of the proposals put to them by DCC with the addition of the 7.5 ton weight restriction continuing from Long Bridge Way along St George's Road to the junction with Eddison Avenue.

The Chairman thanked Mr Turner for attending and for DCC's support.

Resolved

- i) That DCC be informed that the Town Council supports Option B of its proposals for parking and traffic restrictions in Lubbecke Way and Long Bridge Way with the addition of the 7.5 ton weight restriction continuing from Long Bridge Way along St George's Road to the junction with Eddison Avenue.
- ii) That the Committee considers Lubbecke Way and access to the Household Recycling Centre again at its meeting on 4 March 2019.

25. Requests for New Parking/Traffic Restrictions

i) Weatherbury Way/Mellstock Avenue

A local resident presented his request for double yellow lines and explained how inappropriate parking close to the junction was creating a potential safety hazard and also damage to kerb stones.

Members supported the installation of double yellow lines on both sides of the junction on safety grounds and also considered that dropped kerbs with protection markings should be installed at this junction as it was a primary route to Manor Park First School.

ii) Maen Gardens

A resident of Maen Gardens addressed the Committee and detailed the problems with parking in the area of the turning bay in the development. Residents had put up some signage themselves but this had only had limited effect.

Members noted the problems and supported the request for double yellow lines in the turning bay and opposite.

iii) Fordington Green

A local resident presented the case for double yellow lines along the south side of Fordington Green and detailed the problems caused by parking on both sides of the road. There had been instances where emergency vehicles could not get through and there was significant support from residents for additional parking restrictions.

The Committee appreciated the problems that had been ongoing for many years and supported the request for double yellow lines along the south side of Fordington Green. The point was made that wherever parking restrictions were installed in the Town, enforcement was critical.

The Town Council had installed kerbing along sections of the south side of Fordington Green to protect it and there was a possibility that bollards could also be installed at these sites, in the short term, to discourage parking.

iv) Friary Lane

The Committee Clerk presented the request from a resident for either height, weight or access restrictions in Friary Lane. The lane and some properties had suffered from the effects of large vehicles using it.

Members understood the problems but did not consider that any restrictions should be introduced at this time. The DCC Highways Officer present at the meeting offered to look into providing additional signage indicating that Friary Lane was a narrow road.

v) Clarence Road

The Committee Clerk presented the request from a Clarence Road resident for either time limited parking or double yellow lines along Clarence Road from the junction with Queens Avenue to the junction with Maiden Castle Road.

A ward Councillor had met with residents regarding their concerns and she gave examples of problems in the road. She considered that the level of parking caused a dangerous situation and something needed to be done.

The Committee noted the issues but did not consider that installing parking restrictions along both sides of Clarence Road was proportionate. However, the Committee did support installing double yellow lines around the junction of Garfield Avenue and Clarence Road.

The Committee considered the requests for parking restrictions that it had supported in previous years together with those supported at this meeting and put these in their priority order:

Double yellow lines on the following:

- a) Both sides of the junction of Rothesay Road and South Court Avenue
- b) Both sides of the junction of Ashley Road and Monmouth Road
- c) Both sides of the junction of Culliford Road South and Monmouth Road
- d) The south side of Fordington Green
- e) Both sides of the junction of Weatherbury Way and Mellstock Avenue
- f) Both sides of the junction of Garfield Avenue and Clarence Road
- g) North side and turning circle of Robins Garth
- h) Turning bay and north side of road opposite it in Maen Gardens.

Resolved

That DCC be advised of the Town Council's list of supported requests for parking restrictions.

26. **Planning Applications**

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

Resolved

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

27. **Planning Issues to Note**

Resolved

That the planning issues reported be noted.

Chairman

Dorchester Town Council**Planning and Environment Committee – 3 September 2018**

1. [WD/D/18/001635](#) - 5 SYWARD ROAD, DORCHESTER, DT1 2AJ
Installation of dormer window
No objection
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
Recommend refusal.
The removal of all landscaping and vegetation on the site prior to the application being submitted was seen as harmful to the area. The trees on the site had provided neighbouring residents with a screen to the BMW building and would have also given some screening to the new Lings building on the old DEFRA site. As such the development was contrary to ENV10. of the adopted Local Plan. Members considered that a number of mature trees should be planted around the site and, in particular, along the road side boundary together with significant vegetative landscaping to mitigate the destruction of the previous landscaping and trees.
The expansion of the business had created additional traffic and parking and an increase in the number of car transporters making deliveries to the site creating noise and further traffic disruption. The development had created a significant adverse effects of the living conditions and amenity of neighbouring residents and was also creating levels of noise and activity that detract from the character and amenity of the area. It was therefore contrary to ENV. 16 of the adopted Local Plan.
3. [WD/D/18/001383](#) - VESPASIAN HOUSE, BARRACK ROAD, DORCHESTER
Display of 1no. advertisement board
No objection
4. [WD/D/18/001637](#) - 18A SOUTH STREET, DORCHESTER, DT1 1BS
Display of Non-illuminated Fascia & Hanging Sign (Retrospective)
No objection
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.
No objection
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
No objection
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

Objection. The Committee considered that these plots did not make efficient use of the land and there appeared to be a significant number of dwellings with three and more bedrooms. A higher density of dwellings would make better use of the land and provide more housing. As such the development was contrary to Policy ENV 15. Of the adopted Local Plan.

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)
No objection

9. [WD/D/18/001650](#) - 11 MINERVA CLOSE, DORCHESTER, DT1 2QN
Erection of fence
No objection. However the Committee regretted the loss of the natural conifer hedge in such a prominent position along one of the Town's principle access roads.

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

11. **WD/D/18/001625** - 18 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AQ
Demolition of front porch, rear conservatory and garage. Erection of front and rear extensions and garage.
No objection