

**Dorchester Town Council**  
**Planning and Environment Committee**

**3 December 2018**

Present: Councillors C. Biggs, R. Biggs, A. Canning, T. Harries, J. Hewitt, S. Hosford, S. Jones, F. Kent-Ledger, T. Loakes, R. Potter (Chairman) and M. Rennie

Apologies: Councillor D. Taylor

**49. 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.

**50. Minutes**

The minutes of the meetings of the Committee held on 5 November 2018 were confirmed and signed by the Chairman as a correct record.

**51. Minute Update Report**

The Committee Clerk went through the update on the outcome of the TRO requests to DCC and reported that the resident who had requested double yellow lines on the junction of Weatherbury Way and Mellstock Avenue would be pursuing this with DCC as he had ongoing concerns about the safety of school children.

**Lubbecke Way**

The Committee Clerk read out an email from the Development Team Leader, Dorset Highways on the progress of the TROs for Lubbecke Way:

**'Experimental TRO (Parking Restrictions along Lubbecke Way)** – Primary Consultation is complete, DCC's Regulation Team producing draft order, schedule and public notice. No date for public advert can be provided at present but this is now likely to be in the new year due to lead in times for adverts and interrupted service over the festive period. Once order is advertised DCC Highways can implement the lining restrictions, but it is important to note that lining operations are weather susceptible and can be delayed by inclement weather such as snow etc. **7.5t weight limit** – This is following the Council's standard TRO process. Timetable as above. Public notice will be for a 21 day period during which objections / representations may be received. If this does happen the matter must be taken to DCC's Regulatory Committee for consideration before the order can be made, if the committee approve.'

Members were most dissatisfied at the length of time processing these TROs was taking, particularly when they had been advised that the experimental order could be dealt with and implemented very quickly. A question was asked as to what the lead in time for advertisements actually meant. It was noted that many of the bollards already placed in Lubbecke Way had been damaged or moved and were proving ineffective for their purpose.

The Committee also wanted Sir Oliver Letwin to be updated on the situation following his meeting with local residents. Another such meeting was planned in January 2019.

**Resolved**

- i) That the Committee Clerk takes the necessary follow up action on the points discussed.
- ii) That the Minute Update Report be noted.

52. **Petition Received**

Two residents who had co-ordinated the petition, asking for a 20mph limit in Lubbecke Way, St Georges Road, Eddison Avenue, Acreman Road and Long Bridge Way plus speed reducing humps down Lubbecke Way, addressed the Committee. They had received great support from local residents and the primary concern was the speed at which traffic was driving through a residential estate to an industrial estate.

The Committee was well aware of the problems being experienced in the area and was very supportive of the residents' aims. They commented on the need for rigorous enforcement of any traffic measures that were put into place in the area.

The Committee Clerk pointed out that DCC would assess any request for 20mph speed limits against its speed limit policy and reminded Members of the informal advice they had previously been given about speed bumps in Lubbecke Way. A Dorset County Councillor advised that it was likely that DCC would want to see the impact of planned TROs in the area were having before considering any further action.

The Committee supported the petition with the amendment that any speed reducing measures introduced in Lubbecke Way should be appropriate to the road and agreed that the petition should be forwarded to DCC for their consideration.

Members suggested that local residents should consider setting up a Community Speed Watch Scheme once the planned TROs were in place and it was also suggested that DCC be requested to install a traffic tube to gather data on traffic speeds.

**Resolved**

- i) That the petition, supported by the Committee, asking for a 20mph limit in Lubbecke Way, St Georges Road, Eddison Avenue, Acreman Road and Long Bridge Way plus speed reducing measures down Lubbecke Way be forwarded to DCC for their consideration.
- ii) That the Committee Clerk takes the necessary follow up action on the points discussed.

53. **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.

54. **Planning Issues to Note**

**Resolved**

That the Planning Issues to Note report be noted.

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1. **WD/D/18/002477 - 25 ICEN WAY, DORCHESTER, DT1 1ER**  
Erection of covered carport to front elevation  
No objection
2. **WD/D/18/002487 - 2b and 2c SALISBURY STREET, DORCHESTER, DT1 1JU**  
Demolish redundant former garage/workshop and erect two dwellings.  
Modify existing vehicular accesses.  
No objection
3. **WD/D/18/002643 - LAND AT LUBBECKE WAY, DORCHESTER**  
Modification of planning obligations on section 106 agreement dated 9.6.11 & deed of variation dated 3.7.15 (pp. 1/D/09/001378)  
From the information provided, the Committee agreed that they could not make a decision or comment on the application as it was not clear what the application was actually for. The Committee Chairman reported that he had contacted the Planning Officer for clarification of the purpose of the application but had not received any information.
4. **WD/D/18/002511 - 1B LISCOMBE STREET, POUNDBURY, DORCHESTER, DT1 3DF**  
Change of use from office/retail to a wellness centre (Use Class D1)  
No objection
5. **WD/D/18/002651 - 49 WESSEX ROAD, DORCHESTER, DT1 2NU**  
Erection of two storey rear extension  
Objection. The Committee considered that by reason of its design and mass, and building close to the mutual site boundary the proposal would have an unacceptable overbearing effect on the occupants of the neighbouring property and result in overshadowing and loss of light impacting negatively on residential amenity. The proposal would therefore be contrary to Policy ENV 16 of the adopted Local Plan.
6. **WD/D/18/002594 - PHASE 3 BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE, DORCHESTER**  
Application for approval of reserved matters for appearance, landscaping, layout & scale of outline planning permission 1/D/13/000999  
No objection
7. **WD/D/18/002692 - LAND WEST OF TESCO STORE, WEYMOUTH AVENUE, DORCHESTER**  
Erection of a new restaurant unit for flexible use within class A3/A5 (sui generis), including drive-thru lane, access, car parking, delivery bay, landscaping, fencing and associated planting  
No objection, however the Committee requested that S106 money from the development should be used to provide a number of litter bins in appropriate locations around the site and wider area.
8. **WD/D/18/002608 - 6 NANTILLO STREET, POUNDBURY, DORCHESTER, DT1 3WN**  
Display of 1no hanging sign, 1no wall plaque and 3no parking space signs  
No objection

9. **WD/D/18/002620 - 57 COBURG ROAD, DORCHESTER, DT1 2HR**  
Demolition of porch and garage. Erection of single storey side extension.  
No objection
10. **WD/D/18/002533 - 31B GREAT WESTERN ROAD, DORCHESTER, DT1 1UF**  
Change of use from A1 (shop) to A3 (restaurant) and associated works  
No objection. However, the Committee were concerned that from the plans of the proposed restaurant it was unclear how customers with mobility problems could access the toilets on the top level of the ground floor. Comment was also made about the lack of information about the opening hours of the proposed café/restaurant.
11. **WD/D/18/002684 - LAND WEST OF TESCO STORE, WEYMOUTH AVENUE, DORCHESTER (See also No. 7)**  
Wall mounted Pre-order menu unit; (Sign No. 3 & 4) 1 No. Wall mounted main menu board; (Sign No. 5) 4 No. Directional Ground Signs; (Sign No. 7a, 7b, 7c & 7d) 1 No. Disclaimer sign; (Sign No. 10) 2 No. Disabled parking signs; (Sign No. 8 & 9) 1 No. Grill bay sign; (Sign No. 11) 3 No. Red KFC Lettering; (Sign No. 14, 14A & 14B) 3 No. White KFC Lettering; (Sign No. 13, 13A & 13B) 1 No. Colonel Entrance Portal Sign; (Sign No. 1) 1 No. "Pay Here" vinyl sign; (Sign No. 15) 1 No. "Pick Up Here" Sign; (Sign 16) 2 No. Projecting "Window" Signs; (Sign No. 17 & 18) 1 No. Speaker Post. (Sign No. 6)  
No objection
12. **WD/D/18/002470 - BUILDING 287, POUNDBURY**  
Application for approval of reserved matters for outline approval 1/D/09/001363 -  
Construction of 2 no. self-contained apartments at first floor of two storey building previously approved (p.p 1/D/09/001363) as office accommodation. (Ground floor to remain as commercial).  
No objection