

Dorchester Town Council

Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF
Telephone: (01305) 266861

For information about this agenda contact Georgina Wakely
g.wakely@dorchester-tc.gov.uk

Wednesday, 31 July 2024

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday, 5 August 2024 commencing at 7.00pm.**

Steve Newman
Town Clerk

Public Attendance and Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. **If you wish to speak please contact the Clerk by 9.00am on the morning of the meeting.** We ask speakers to confine their comments to the matter in hand and to be as brief as possible.

Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose interests where appropriate. A Member who declares any interest must leave the room. A Member who declares a registerable interest as a Council nominee to a partner organisation may first address the meeting as a member of the public.

Membership of the Committee

Councillors R. Potter (the Mayor ex-officio & Vice Chairman), R. Biggs, S. Biles, A. Canning, P. Farmer, L. Fry, J. Germodo, J. Hewitt, F. Hogwood, S. Jones, F. Kent-Ledger, D. Leaper, V. Lloyd-Jones, R. Major, K. Reid, M. Rennie, R. Ricardo (Chairman) and D. Taylor

1. Apologies and Declarations of Interest

It is recommended that twin hatted Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

2. Minutes

To note and sign the Minutes of the meeting of the Committee held on 1 July 2024 and ratified by Council on 29 July 2024 which can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/240701-Minutes.pdf>.

3. Request for Parking Restrictions – Maen Gardens

To consider a request for double yellow lines in Maen Gardens. The Committee is asked if it wishes to support this request for referral to the Dorset Council (Form attached).

4. Planning Applications for Comment

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

5. Minute Update Report

To receive and consider the minute updates reported.




6. Planning Issues to Note

To note any planning related issues including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.

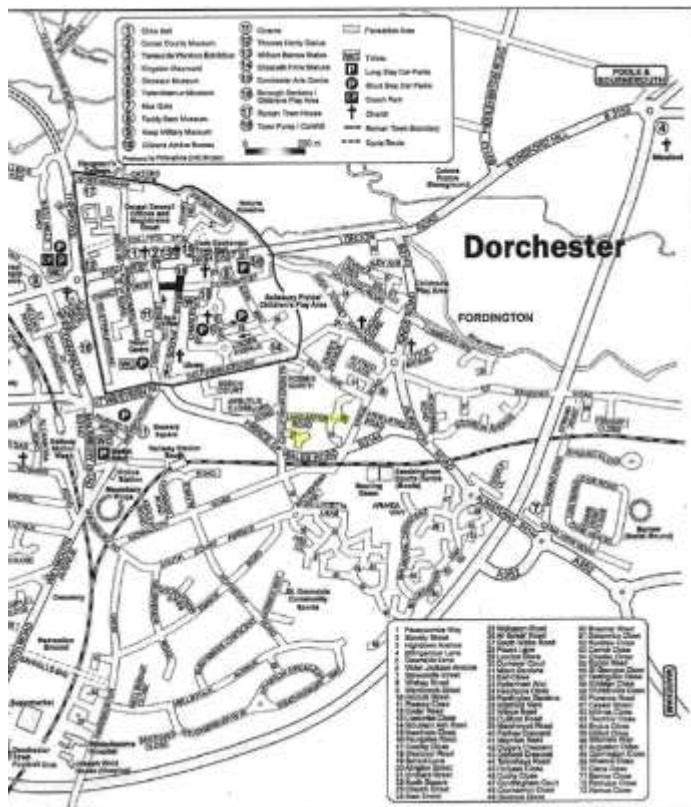
Dorchester Town Council
 Planning & Environment Committee – 5 August 2024
 Request for Parking Restrictions – Maen Gardens

Request to Dorchester Town Council to Support New Parking Restrictions

(please read the information notes over and include all relevant information and evidence - continue on extra sheets if necessary.)

Name:	Mrs Christine Shaw Secretary, Maen Gardens Residents Association
Address:	
Telephone:	
Email:	
Parking Issue:	<p>Double yellow lines at the LH turning from Culliford Road North into Maen Gardens do not extend far enough into Maen.</p> <p>When a vehicle is parked tight to the end of the yellow lines (which happens daily and often for the full day/night) it obstructs a safe line of sight for incoming vehicles undertaking a left-hand turn. If any vehicle is leaving Maen simultaneously, the incoming vehicle must brake sharply almost on the junction. Culliford Road traffic, speeding to beat the traffic lights, can be dangerously close.</p> <p>The driver of an incoming vehicle turning right into Maen, across Culliford Road and before that turn is complete, sees the left hand side obstructed. The driver must remain on the right, again at risk from an outgoing vehicle.</p> <p>Maen Gardens is now being used for parking seven days a week by construction vehicles, carers, shoppers and hikers.</p>
Parking restriction requested (including plan/map and site details):	<p>Maen Gardens Residents Association request your strongest support for extending the double yellow lines no parking zone from the Culliford Road junction to Arbour House school car park entrance.</p> <p>Please see Photos 1 and 2 indicating how close to the corner vehicles are parked. The Mini is half on the double yellow lines. Photo 1 also shows almost the full extent of Maen Gardens, except for a very short length around the bottom corner where the road bends sharply left to houses 20-23. Their private forecourts are being used for turning, as is our private parking area.</p> <p>We also suggest you look at nearby Lancaster Road, where the No Parking lines are far more sensibly allocated, entering the road for a safe distance on the left-hand side and where the opposite side is totally excluded from parking.</p>

<p>Please provide evidence of support by other local residents:</p>	<p>Our neighbours in nos: 20-23 support this application and their email responses are included.</p> <p>Arbour House has received a similar notification but to date no response has been received.</p>
<p>Please provide evidence of support from ward councillors and statutory authorities:</p>	<p>Mrs Stella Jones, East Ward Councillor, has walked the site with me. You will receive her report on the matter. During her visit she commented instantly on the short distance governed by the yellow lines and was, I believe, sympathetic to the problem.</p>



Yellow lines / parking in Maen Gardens



Christine,

thank you for the chance to comment, please attach or use as much of this as you like. If you prefer another format just let us know.

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We would like to support the proposal by the Maen Gardens Residents Association for an improvement in traffic safety in Maen Gardens.

Parking at the entrance to Maen Gardens presents a real hazard when driving in and out. Parking further down Maen Gardens reduces the road to single lane along most of it's length on an already narrow road and parking in the turning space at the end means that our private drives are used for turning.

We realise that any restriction at the top of Maen Gardens will move the problem further down the road and on 31 July 2018 an application was made through Planning and Environment at the Town Council for parking restrictions along the length of Maen Gardens. At that time most of the commuter parking was by other Council staff and no action was taken.

Regards, Ivan Allen



Yellow Lines/parking in Maen Gardens



To Christine Shaw

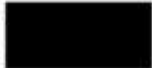
We are concerned that the note addressed to nos 20-23 Maen Gardens regarding a proposed submission relating to inconsiderate parking/traffic safety near the entrance to the road seems to have to have been drafted by new residents who are clearly not aware of the considerable history of this issue.

We have previously raised this issue with the Town Council at a council meeting on 3rd September 2016 (which I attended and spoke) where it was passed through to the highways authority (Dorset Council) who subsequently included it well down on a list of priorities as being too costly to proceed with the necessary traffic order needed rather than the cost of painting the lines. It is worth noting that the issue somewhat lessened when the West Dorset Council Offices closed some years ago, but has returned with the new use of Maen House (as a school) and a temporary use by tradesmen for building work in nearby POW Road. The parking issue was raised as an issue by us when the planning application for the school was considered, surprisingly not supported by any of the residents of the flats at the time!

We all agree that traffic safety is a major concern at the entrance to Maen Gardens and that the double yellow lines into the road are far too short. It is worth noting that they only extend for 7 metres whilst neighbouring roads which enter Culliford Road (Lancaster Road /York Road) both extend to 14 Metres, double the distance. The highway code states no parking should take place within 10 metres of a junction.

The residents of nos 20-23 are more affected by the parking issues than are the flats as the road between no 19 and our private entrance narrows and therefore moving parking availability further down Maen Gardens would severely restrict access/parking to our properties. In addition this may lead to parking in the turning area for visitors left for that purpose by the builders at our request. **Therefore for safety reasons we would totally support extending the double yellow lines to 14 metres (in the unlikely event that Dorset Council have funds). However it would be detrimental to access in the lower part of the road if it was more than 14 metres and would not be supported by us in representations.**

Mr & Mrs B Hansford
Mr & Mrs B Jones
Mr & Mrs M Gerlings





Dorchester Town Council
 Planning & Environment Committee – 5 August 2024
 Planning Applications for Comment

East Ward (Councillors P. Farmer, S. Jones, F. Kent-Ledger, R. Major and K. Reid)

- E1. P/LBC/2024/03447 2 Salisbury Villas Salisbury Street Dorchester DT1 1JY**
 Internal alterations to replace existing fireplace, insert & hearth.
- E2. P/LBC/2024/03354 Max Gate Alington Avenue Dorchester DT1 2AB**
 Dismantle 11m section of unstable boundary wall and re-build like for like, using existing bricks.
- E3. P/LBC/2024/03307 Max Gate Alington Avenue Dorchester DT1 2AB**
 Remove existing tarmac driveway surface and lay new self-binding gravel surface to driveway.
- E4. P/LBC/2024/03041 2 Icen Way Dorchester DT1 1EW**
 Replacement of two existing casement windows.
- E5. P/HOU/2024/03587 9 Balmoral Crescent Dorchester DT1 2BN**
 Erect rear extension and adjust side boundary wall.

North Ward (Councillors s. Biles, A. Canning, V. Lloyd-Jones & D. Taylor)

- N1. P/ADV/2024/03617 County Hall Colliton Park Dorchester DT1 1XJ**
 Flying flags to promote various Awareness Days.
- N2. P/FUL/2024/03854 8 Princes Street Dorchester DT1 1TW**
 Modify existing vehicular access to widen & improve visibility.
- N3. P/FUL/2024/03916 County Hall Colliton Park Dorchester DT1 1XJ**
 Demolish and rebuild sections of the boundary walls.
- N4. P/LBC/2024/03932 52 High West Street Dorchester DT1 1UT**
 External and internal alterations to facilitate conversion of building to 6 no. apartments.
- N5. P/LBC/2024/03934 53 High West Street Dorchester DT1 1UX**
 External and internal alterations to facilitate conversion of building to 6 no. apartments.
- N6. P/FUL/2024/03062 51A Icen Way Dorchester DT1 1EW**
 Change of use from commercial to a self-contained dwelling.
- N7. P/RES/2024/03695 Dorset County Hospital Williams Avenue Dorchester DT1 2JY**
 Partial demolition of onsite buildings and structures and the consolidation and expansion of healthcare facilities including up to 10,920 sq.m of net additional floorspace (including an extension to the emergency department and intensive care unit, expansion of medical and health services including a primary care health hub and a new hospital support centre) green

infrastructure and other ancillary works including changes to site access arrangements *(application for outline planning permission with all matters reserved except vehicular access onto Damers Road) (reserved matters application to determine appearance, landscaping, layout and scale following grant of outline planning permission number P/OUT/2022/02976 - in relation to HV switch/meter room location)*

- N8. P/FUL/2024/04049 Dorset County Hospital Williams Avenue Dorchester DT1 2JY**
Installation of 1no. air handling unit including attached service corridor, 4no. condensor units on raised support system, fencing, maintenance access & ductwork to Level 2 Terrace adjoining Ridgeway Ward

West Ward (Councillors L. Fry, J. Germodo, J. Hewitt and R. Ricardo)

- W1. P/HOU/2024/03425 4 Queens Avenue Dorchester DT1 2EW**
Erect single storey rear extension with roof lantern.
- W2. P/HOU/2024/03508 6 Romulus Close Dorchester DT1 2TH**
Erect two storey rear extension & replace windows throughout. Replace existing render with cladding.

South Ward (Councillors R. Potter and M. Rennie)

No applications received to date.

Poundbury Ward (Councillors R. Biggs, F. Hogwood and D. Leaper)

- P1. P/FUL/2024/03231 The Engine Room Restaurant Poundbury Gardens Peverell Avenue East Poundbury DT1 3RT**

Erect extension to provide W.C facilities.
- P2. Anaerobic Digester Plant Rainbarrow Farm Monkey Jump Roundabout To Junction Below Alington Place Martinstown DT2 9JF**
The construction and operation of an Anaerobic Digestion and Combined Heat and Power Plant and associated infrastructure including a new site access road at Rainbarrow Farm (Site 1) and underground service corridor linking to a new Combined Heat and Power engine in existing Engine House (Site 2) at Poundbury to supply Poundbury with renewable heat and power (Revised proposal) (Changes to proposed plant, infrastructure and land profiling at Rainbarrow Farm (Site 1)) and as varied by 1/D/2011/2113 to include repositioning of flare and CHP container, and additional equipment to include standby generator, switch gear, back up boiler, DMT Membrane Plant, transformer, 3 tank propane store and new gas pipeline to site boundary, to enable the majority of the gas produced by the anaerobic digester plant to be fed directly into the public gas supply network at the pressure regulating station adjacent Monkey Jump Roundabout (with variation of conditions 27 and 28 of planning permission 1/D/2011/2113 to regularise the existing development by increasing traffic levels, annual feedstock throughput and feedstocks).

For Information

FI1. P/PALH/2024/03426 7 Syward Road Dorchester DT1 2AJ

Erection of flat roof rear extension: To extend 4 metres beyond the rear wall of the original dwellinghouse: maximum height 2.80 metres: height to eaves 2.80 metres.

(You are being notified for information purposes only. Previously circulated to all councillors 08/07/2024 - This application is not a planning application but a request for the Dorset Council to determine whether or not Prior Approval is required for the proposal.)

FI2. P/NMA/2024/03484 The Forum Centre Trinity Street Dorchester DT1 1TT

Non material amendment - to increase the size of proposed Disabled WC's and where there is an existing WC provision to retain within the proposed retail unit. The first floor over the proposed retail units 6a and 6b will be retained for sole use by 6b to Planning Permission P/FUL/2024/00600.

(You are being notified for information purposes only. Previously circulated to all councillors 08/07/2024)

FI3. P/PALH/2024/03578 35 Kingsbere Crescent Dorchester DT1 2DY

Erect rear extension: To extend 4 meters beyond the rear wall of the original dwellinghouse: maximum height 2.85 metres: height to eaves 2.24 metres.

(You are being notified for information purposes only. Previously circulated to all councillors 11/07/2024 - This application is not a planning application but a request for the Dorset Council to determine whether or not Prior Approval is required for the proposal.)

FI4 P/NMA/2024/04130 6 Celtic Crescent Dorchester DT1 2QH

Non-martial amendment - Change gable end of extension to pitched roof; Change carport roof supports from masonry to timber; Use fair-face block for lower section of extension's south elevation; and change patent glazing to 3no roof windows on west elevation; to planning permission no: P/HOU/2024/01480 (Demolish existing porch, garage and extension to dwelling. Erect a single storey extension, solar panels, rooflights, garage/store and carport).

(You are being notified for information purposes only. Previously circulated to all councillors 31/07/2024)