

Dorchester Town Council
Minutes of the Planning and Environment Committee
6 December 2021

Present: The Mayor, Councillor G. Jones and Councillors R Biggs, A. Canning, L. Fry, T. Harries, S. Hosford, J. Hewitt, E.S. Jones, F. Kent- Ledger, R. Potter (Chairman) and M.E. Rennie.

Apologies: Councillors D. Leaper, R. Major and R. Ricardo.

Also in attendance: Councillor F Hogwood.

49. Declarations of Interest

Councillors L. Fry and E.S. Jones stated that as members of Dorset Council's Area 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 meeting of the Committee held on 1 November 2021 were confirmed and approved to be signed by the Chairman.

51. Dorchester Traffic and Parking Strategy

The Committee received a verbal update from Matthew Piles, Corporate Director - Economic Growth and Infrastructure and Dorset Councillor, Ray Bryan, Portfolio Holder for Highways, Travel and Environment regarding traffic congestion in Dorchester; the Phase three On Street Parking Review planned for 2022; and the remaining uncompleted element of DTEP relating to the Maumbury Road junction improvements.

The following matters were discussed:

Car Parks

The Committee heard that A project was started in January 2020 to look at car park charges across the new Dorset Council area. It was considered that car park charges were not consistent or fair and that changes needed to be made to harmonise the charges for fairness. The consultation resulted in two new parking permits being proposed, a 'Pop and Shop' parking permit and a 'Live, Work and Play' permit. That would be available to all residents in Dorset, Wiltshire, Hampshire and Devon.

The Committee were informed that the aim was to make all car parks self sufficient. It was recognised that improvements needed to be made to the facilities including improved payment facilities (which would include the

option for cash payments) and lighting. The Committee requested that urgent action be taken to improve the lighting at Fairfield Car Park.

The Committee heard that the Dorset Council had recently experienced problems with the payment machines in many of the car parks, the delay in repairing the machines had been caused by the inability to source contactors to make the repairs, due to the present climate. The Committee requested that clearer notices explaining how to make payment be displayed.

The Committee were informed that the usage of all of the car parks across Dorset would be reviewed with a view to free up space for development or to sell. The Committee heard that the Dorset Council would look to multi floor car parks where possible. A Committee member asked if it would be possible for Wollaston Car Park to revert to a long stay car park and heard that this would be considered in the review.

Residents Parking

The Committee heard that phase three of the parking review (residents parking) would commence in April 2022. The Committee were informed that the priority would be to prioritise the residents and to encourage visitors to use the car parks. It was noted that Town and Parish Councils would be consulted. One of the key influential factors would be the impact that Covid has had on people's parking patterns and the impact of the new parking permits.

The Committee were assured that previous data collected from previous consultations would be taken into consideration.

Traffic Congestion

The Committee expressed their concerns about the traffic congestion in the Town. The Committee heard that the impact of Covid and the new hospital multistorey carpark would be taken into account before any improvements would be made.

The Committee heard that improvements were still planned at Maumbury Cross and that the pedestrian would be prioritised. The Committee were told that Officers from the Dorset Council would attend a future meeting with an update.

It was noted that the Dorset Council had put in a £130M bid to the Government for improved bus services and cycleways.

A member of the public asked if it would be possible to make people use the bypass instead of driving through the Town Centre but heard that it would be impossible to enforce.

52. **Town Centre Masterplan Update**

The Committee noted the Town Centre Masterplan Update from the Town Clerk.

A member of Transition Town Dorchester asked if the group could work with the Town Council to help develop the plan and as informed that they would be consulted in the future prior to the plan going out to public consultation.

53. **Dropped Kerb Audit**

Councillor Stella Jones requested that Dorchester Town Councillors undertake a dropped kerb audit within their wards. The request was agreed and it was recommended that any requests be submitted to the Community Development Officer for consultation with Dorchester Access Group and the Council Ward Members.

Resolved

That Councillors would conduct a dropped kerb audit in their ward areas and submit any requests to the Community Development Officer.

54. **Planning Applications for Comment**

The Committee considered the planning applications referred to the Council for comment by Dorset Council (Appendix 1).

55. **Minute Update Report**

- 1.) P/LBC/2021/00826 & 00827 (listed building consent) Old Military Hospital Grove Trading Estate Dorchester Dorset Alterations to facilitate the conversion of former military hospital to 5 No. flats (C3)

The Committee heard that the application had been considered by the Dorset Council's Northern Area Planning Committee and had been approved.

56. **Planning Issues to Note**

There were no planning issues to note.

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Planning Applications for Comment

East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major)

- E1. P/HOU/2021/04450 38 St Georges Road Dorchester DT1 1PA
Erect 2 storey side extension.

No objection.
- E2. P/LBC/2021/03383 Old Mill Flats Holloway Road Dorchester DT1 1LQ (Listed Building Consent)
Remove render and replace with lime render, replacement of rainwater goods, front entrance door, install 2 No. grab rails and carry out associated external alterations.

No objection.
- E3. P/HOU/2021/04626 29 Alington Road Dorchester DT1 1NS
Erect single storey rear extension, garage and workshop (demolish conservatory and garage).

No objection.
- E4. P/HOU/2021/04700 14 Prince Of Wales Road Dorchester DT1 1PW
Erect two storey side and single storey rear extension.

No objection.

North Ward (Councillor A. Canning)

- N1. P/LBC/2021/04340 & P/FUL/2021/04648 The Posh Partridge 29 High East Street Dorchester DT1 1HF (Listed Building Consent)
Install a retractable awning to front.

No objection.
- N2. P/FUL/2021/02391 & P/LBC/2021/02392 25 South Street Dorchester DT1 1BY
Alterations to existing rear extension to form new flat roof with parapet walls and roof-lights. Install ventilation grilles and ducts to existing cellar.

No objection.
- N3. P/FUL/2021/04625 Units 4 & 5 Trinity Street Dorchester DT1 1TU
Change of use of first floor from ancillary use to residential (C3 use), alterations to the rear façade & roof extension to accommodate 4no. self-contained flats. Associated cycle parking & waste storage facilities.

No objection.

- N4. P/FUL/2021/04652 Green Square, Unit 1 Grove Trading Estate Dorchester DT1 1ST**
Erect extension to car bodyshop.

No objection.
- N5. P/FUL/2021/04748 & P/LBC/2021/04749 3-4 North Square Dorchester DT1 1HY**
Internal alterations and conversion from offices to a single dwelling.

No objection.
- N6. P/LBC/2021/02991 9 South Street Dorchester DT1 1BL**
(Listed Building Consent)
Timber repairs and strengthening works to second floor structure and carry out associated internal alterations.

No objection.
- N7. P/PASO/2021/05144 Poundbury West Industrial Estate West Dorset Services Poundbury West Industrial Estate Access Dorchester DT1 2PG**
(This application is not a planning application but a request for a legal determination of the Dorset Council as to whether or not Prior Approval is required for the proposal.)
Installation of solar photovoltaics (PV) equipment on roof.

No objection.
- West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)**
- W1. P/HOU/2021/04615 11 Maiden Castle Road Dorchester DT1 2QQ**
Erect porch. Remove tile hanging on north elevation and replace with weather boarding (Demolish existing porch).

No objection.
- W2. WD/D/19/002627 DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY**
(Request to discharge conditions)
Erection of multi storey car park & improvements to internal site roads & temporary change of use of former school field to car parking.

Objection.
The Committee objects to the request to discharge conditions as the evidence has not been provided. The Committee request confirmation as to how the conditions have been met.
- South Ward (Councillors G. Jones, R. Potter and M. Rennie)**
- S1. P/FUL/2021/03285 Tesco Stores Ltd Weymouth Avenue Dorchester DT1 2RY**

Erection of canopy for Dotcom loading bay area, weldmesh fence with access gates and block up existing side arched ways (demolition of existing loading bay area).

No objection.

S2. P/HOU/2021/04457 6 Culliford Road Dorchester DT1 2AT

Erect rear flat roof extension.

No objection.

S3. P/HOU/2021/04085 25 Herringston Road Dorchester DT1 2BS

Erect two storey extension.

No objection.

S4. P/OUT/2021/04088 Land to the East of 143 Monmouth Road Dorchester Dorchester DT1 2DF

Proposed Residential Development of up to 3 Dwellings (Access and Scale).

No objection.

S5. P/FUL/2021/04753 St Osmunds Church Of England Middle School Barnes Way Dorchester DT1 2DZ

Retain mesh fencing.

Objection.

The Committee were extremely disappointed that the application was a retrospective application and that the Committee's comments to the original application WD/D/201002427, had not been addressed despite the application being resubmitted with amendments addressing the Committee's concerns in February 2021.

'Objection. The Committee recognised the School's need for fencing but felt that the proposed fencing was too high and would be visually too dominant. The Committee felt that it would have a negative impact on the adjacent properties (in particular in Standfast Walk) (Contravening ENV 16). And would not successfully integrate with the character of the site and its surrounding area, contravening ENV 10 of the adopted local plan. The Committee requested that hedgehog holes be incorporated in the design of any fencing erected.'

The Committee maintains its original objection due to the reasons previously stated.

S6. P/HOU/2021/04701 11 Farrington Close Dorchester DT1 2BU

Erect 2 storey side extension and single storey extensions to front, side and rear.

No objection.

S7. P/HOU/2021/04929 17 Kingsbere Crescent Dorchester DT1 2DY

Erect single storey rear extension.

No objection.

S8. P/HOU/2021/04882 23 Culliford Road Dorchester DT1 2AT

Erect single storey rear side return kitchen extension.

No objection.

**S9. P/VOC/2021/05067 4 Mellstock Avenue Dorchester DT1 2BE
(Variation of Condition)**

Erect first floor front and side extensions, two storey rear extension, and add new lean-to roof to porch (variation of condition 2 of planning permission P/HOU/2021/01494 to amend the approved plans).

No objection.

Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)

No applications received.

Additional Planning Applications

Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)

P1. P/HOU/2021/05191 15 Bindon Lane Poundbury DT1 3EF

Erect veranda.

No objection.

North Ward (Councillor A. Canning)

N8. P/FUL/2021/05139 1 Nappers Court South Street Dorchester DT1 1BS

Change of use of building from A1 (Shop) to a pet grooming and washing facility.

No objection.