



Dorchester Town Council
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29 March 2023

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday, 3 April 2023 commencing at 7.00pm.**

Steve Newman
Town Clerk

Public Attendance and Speaking at the Meeting

The meeting will be held under the Government's Living With Covid Guidance. If you wish to attend it would be very helpful if you could **notify the clerk by 0900 on the morning of the meeting** so that we can include you in our arrangements to keep you and other participants safe.

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please let the Clerk know when advising of your attendance. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably 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 J. Hewitt (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry, T. Harries, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Chairman), M. Rennie, R. Ricardo (Vice - 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 6 March 2023 and ratified by Council on 27 March 2023.

3. Town Centre Masterplan and Local Plan Update

To receive an update on the Town Centre Masterplan and Local Plan.

4. Dorchester Town Council 20mph Policy

To consider the Dorchester Town Council 20mph Policy (enclosed).

5. Request for Grit Bin – London Road

To consider a report by the Assistant Town Clerk Outdoor Services (attached) following a request for a grit bin to be located in London Road.

6. Planning Applications for Comment

To receive and comment on the planning applications received from Dorset Council (Appendix 1 attached).

7. Minute Update Report

To receive and consider the minute updates reported.

8. 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.

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Agenda Item 4 - Dorchester Town Council 20mph Policy

In Autumn 2022 the Dorset Council introduced a new policy for 20mph speed limits, details of which can be found at <https://www.dorsetcouncil.gov.uk/roads-highways-maintenance/traffic-management/20mph-limits-and-zones> following encouragement from the Department for Transport (DfT) for highway authorities to introduce 20mph speed limits in urban areas and village streets that are primarily residential.

For speed limit changes to be considered by Dorset Council, a formal request should be received from either the local Dorset Ward Member and/or the town/parish council.

To ensure that Dorchester Town Council's approach to this is consistent, a policy for receiving a request from members of the public and submitting requests to Dorset Council should be defined.

Dorset Council's Advice for Town Council Funded 20mph Schemes

Dorset Council will evaluate 20mph schemes on a location by location basis. As a guide locations can be considered for 20mph schemes when all three of the following criteria apply:

- A. They are in towns or villages where there is a depth of residential development and high levels of pedestrian and cycle movement or there is a potential for high levels of pedestrian and cycle movement if a 20mph scheme was introduced;**
They should not be on roads where the movement of motor vehicles is the primary function.

- B. Where existing mean speeds provide a realistic opportunity for compliance:**
DfT guidance states that 20mph schemes should be self-enforcing. If the mean speed is already at or below 24mph, introducing a 20mph speed limit through signing alone is likely to lead to general compliance with the new speed limit. Mean speeds above 24mph are likely to require additional traffic management or enforcement measures. Town/parish councils should pay for traffic surveys to take place with the number of surveys required dependent upon the extent of the proposed 20mph scheme

- C. There is significant community support;**
In assessing community support, the local Ward Member and town/parish councils should consider residents views to best ensure that there is broad consensus. The full DfT guidance will be considered throughout the assessment. Locations within conservation areas and other areas of high visual amenity can be considered suitable if the visual impact is minimal. In these areas any 20mph restrictions will normally be through 20mph zones.

Dorset Council have requested that the following key points be considered for any application:

- A Community Speed Watch (CSW) team to have been active in the community for a minimum of 12 months unless there is clear demonstrable reason why a CSW team cannot not be established
- Clear demonstrable evidence that there is significant community support
- Should physical traffic calming measures be needed, support from Dorset Police and DWFRS is required
- All signage and any engineering measures should be erected/constructed using materials compliant with relevant regulations
- The requirements of the Road Traffic Regulation Act 1984 must be met so that the 20mph scheme is legal
- Full costs of investigation, design and implementation and future maintenance should be met by the town council. Future maintenance being paid for as a single payment commuted sum
- There is a risk of abortive expenditure – the Speed Limit Order process includes unavoidable advertising costs associated with the statutorily required period of public consultation. Should objections to the proposed 20mph scheme be received and upheld by Dorset Council’s relevant area Planning Board the scheme may not proceed to installation

The following process for 20mph speed limit requests is recommended:

1. Request received
2. A Dorchester Town Council 20mph Speed Limit Request form is sent to the applicant and Ward Members are copied in to any correspondence.
3. Completed form (with the required evidence of support from the community for the proposal and a commitment to establish a Community Speed Watch) is returned by the applicant and taken to the Planning and Environment Committee for consideration. The committee will consider the request using Dorset Council’s Priority Criteria Matrix for 20mph speed limits.
4. Requests that are supported be submitted to the Dorset Council and the required traffic surveys requested.
5. Await response from Dorset Council; There are three possible outcomes:

- The request is approved and prioritised by the Dorset Council and implemented
- The request is approved by the Dorset Council but not prioritised – This should then be taken back to the Planning and Environment Committee for members to consider if the scheme should be funded by Dorchester Town Council.
- The request is not supported by the Dorset Council

Members are asked to consider the recommended process for 20mph speed limit requests.

Georgina Wakely
Clerk to the Planning and Environment Committee

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Agenda Item 5 - Request for Grit Bin – London Road

Background

A request was received in late February from a resident who lives in London road to locate a grit bin in the area indicated below. The section of concern being indicated by the blue line.



Location: Outside numbers 9 to 27 London Road (B3150) , Dorchester.

The request is based upon observation of people walking in the eastbound carriageway rather than on the footway due to icing of the footway in cold weather.

The request has come from one individual, no consultation has taken place with residents in the properties indicated above.

Dorset Council (Highways Authority) Winter maintenance planning

The main responsibility for treating the highway network lies with Dorset Council. Dorset Council produce a winter maintenance plan that sets out, the levels of service that will be delivered, how and when.

In summary Dorset Council will treat the main carriageway in advance of predicted icing, a network of priority roads has been established which are treated in this preventative manner.

The section of the B3150 relevant to the request is part of that Priority network so already receives treatment.

Dorset Council does not undertake to hand treat:

- footways / cycleways / precincts as a precautionary operation.

Dorchester Town Council Local Winter Maintenance plan

As part of Dorset Councils' winter maintenance plan, it is accepted that Parish and Town Councils will be aware of footways such as, high use sections, steep inclines and pedestrian access routes to key facilities that could benefit from treatment and Town and Parish councils can take these into account when preparing their own local winter maintenance plans which meet specific need in their areas.

Dorchester Town Councils' winter maintenance plan established areas within Dorchester such as the above, the council has located grit bins in these locations to meet that need, the bins are purchased and fitted by DTC, these form the local grit bin network.

Working in partnership, the DTC local grit bin network receives a single fill of grit in October each year by Dorset Council, servicing is then undertaken by the Town Council including subsequent refills.

Should a request for a grit bin be received by the Town Council the request is to be assessed against a set of criteria established by Dorset Council, the completed assessment form for this application is included in this report, if successful this bin would be added to the list.

Should the application not meet the scoring criteria, Dorset Council will not support the provision of the bin in any way so meaning all costs associated with the bin including purchase, annual initial filling, refilling, repairs and service will be funded exclusively by the Town Council.

The Town Council currently provides No grit bins on this basis.

It should also be noted that permission would also have to be sought from Dorset Councils Highways officers as to the suitability of a location for such a bin in terms of accessibility along the footway, nearby services and access requirements.

Assessment

In keeping with the procedure, a site-specific assessment has been carried out, the form is shown overleaf. It can be seen that the location does not score highly and as such will not likely be supported by Dorset Council. In this situation, should it be approved, the bin would become DTC's first stand-alone grit bin.

**Dorset County Council
Grit / Salt Bin Request Form**

Location of Bin: - London road	Date of Assessment:- 02/03/23	Assessed by: - Carl Dallison
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	Characteristic	Severity	Scores	Actual Score
1	Severity of Gradient	Steep Moderate Slight	75 40 Nil	0
2	Severity of Bends	Sharp Moderate Slight	60 25 Nil	0
3	Extent of Difficulty & Danger (e.g. junction, visibility, gradient at junction, difficult access for gritter)	High Moderate Slight	90 30 Nil	0
4	Category of Traffic	Estate Industrial Rural	20 10 Nil	20
5	Traffic Flow	Heavy Light	20 10	20
6	On treated network	Yes No	-200 20	-200
7	Salt bin in area	Yes No	-50 Nil	0
8	Convenient to site bin	Yes No	10 Nil	10
9	Bus route	Yes No	10 Nil	10
10	Accident record	Yes No	20 Nil	0
11	Special factors (e.g. Hospital, Nursing Home, Aged person accommodation, Doctors)	Yes No	20 Nil	0
			Total	-140

Signed...Carl Dallison.....

Approved.....

Date:

Date:

Added to Grit Bin Schedule.....Date.

Additional information in support of the request.

The person submitting the request states they regularly see people walking in the Eastbound carriageway of the road due to icing on the footway. The section of road in question is routinely gritted as part of Dorset Councils winter maintenance plan however parked cars will deflect some of the grit spread preventing it reaching the footway.

The section of footway is on a main road that leads to the town centre.

For Decision

Where such requests for grit bins likely to be rejected by Dorset Council are received, it is the procedure for the Planning Committee of Dorchester Town Council to consider the request and to make a decision as to whether to approve the location (subject to DC highways officer approval as no DTC owned land is available in the area) or refuse it.

Members are requested to bear in mind as part of their consideration:

- The criteria score on the form as it is a sound evaluation method for prospective sites
- The comments of the applicant and justification
- The potential to set precedent if the scoring is discounted

Should members decide to approve in principle approval for location of a bin on the footway would need to be sought from Dorset Council Highways section if that is received a new grit bin and fixings would then be purchased as none are held in stock.

Carl Dallison

Assistant Town Clerk Outdoor Services

Dorchester Town Council

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Agenda Item 6 - Planning Applications for Comment

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

- E1. P/FUL/2023/00738 1 & 2 St Georges Close Dorchester DT1 1PG**
Change of use of land to residential to extend gardens of 1 & 2 St Georges Close, and erect fencing.

North Ward (Councillor A. Canning & D. Taylor)

- N1. P/HOU/2023/01129 129 Bridport Road Dorchester DT1 2NH**
Demolish garage, utility room and conservatory. Erect 2 storey side and rear extension.
- N2. P/FUL/2023/01364 1A South Street Dorchester Dorset DT1 1BL**
Erect second floor extension to form 2 No. dwellings
- N3. P/FUL/2023/01359 & P/LBC/2023/01360 (Listed Building Consent) 51 High West Street Dorchester Dorset DT1 1UT**
Reinstate railings to street frontage.

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

- W1. P/HOU/2023/01533 52 Louise Road Dorchester Dorset DT1 2LU**
Conversion of existing detached garage & store to ancillary accommodation with a freezer store.
- W2. P/OUT/2022/02977 Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY**
Partial demolition of onsite buildings and structures and the erection of up to 95 residential units, 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).

Dorchester Town Council previously considered this application at the Planning and Environment Committee meeting held on 6 June 2022, the following comments were submitted: 'In principle no objection. In respect of the key worker housing which is supported, the Committee would welcome early dialogue with the applicant in respect of the height and elevation detail of those properties that would face onto Damers Road. The new accommodation to be sympathetic to the existing properties in that location. The Committee also felt that the green infrastructure was an important part of the development which should not be overlooked.'

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

- S1. P/HOU/2023/00961 11 Manor Road Dorchester DT1 2AU**
Erect porch extension and single storey rear extension.

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

No applications received.

For information

FI1. P/NMA/2023/01019 Plots 456 - 469, Sector 3.61/64, North Quadrant of Poundbury Phases 3 & 4 Between Peninsula Way, Sydenham Lane, West Sydenham and Halstock Street, Dorchester Dorset

Non-material amendment - changes to site levels / floor levels; design of dwellings, garages and other structures; and changes to boundary treatments; to Reserved Matters Approval No. WD/D/16/001590 (Access; appearance; landscaping; layout and scale for 380 houses and flats and 68.4 sq.m. of non-residential floorspace).

FI2. P/NMA/2023/01020 Plots 621-624 & 636, Sector 4.29, North Quadrant of Poundbury Phases 3 & 4, Between Tideford Street, Pavilion Green West, Saltash Lane and Saltash Place, Dorchester Dorset

Non-material amendment - changes to site levels / floor levels; design of dwellings, garages and other structures; and changes to boundary treatments and landscaping; to Reserved Matters Approval No. WD/D/16/001590 (Access; appearance; landscaping; layout and scale for 380 houses and flats and 68.4 sq.m. of non-residential floorspace).

FI3. P/NMA/2023/01604 Poundbury Phases 3 And 4

Non material amendment - amend hard & soft landscaping to outline consent 1/D/09/001363 (Develop land by the erection of 1200 dwellings, a new 450 children primary school, 25000m² of non-residential development and associated roads, drainage and other infrastructure. Make alterations to the existing Monkey's Jump roundabout on the A35(T)).

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Agenda Item 7 – Minute Update Report

1. Minute 37. Planning Issues to Note of the Planning and Environment Committee held on 5 October 2020

Works are due to commence shortly at the Max Gate Roundabout to reduce the flooding.

2. Minute 64. Request for Parking Restrictions – Herringston Road of the Planning and Environment Committee held on 6 February 2023

The request has been supported by the Dorset Council and will be included in their works programme to be completed as per their prioritisation policy.

3. Minute 67. Planning Issues to Note of the Planning and Environment Committee held on 6 February 2023

The Community Highways Officer has visited Maiden Castle Road and has reported that 'There are 17 traffic calming/build outs along this stretch of carriageway. I have looked on collision data and there are only 2 minor accidents which were not speed related. Dorset Council would not look into any further traffic calming measures to be carried out or amended along this stretch.'