



Dorchester Town Council

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30 June 2021

Agenda for the meeting of the **Planning and Environment Committee** which will be held at the Weymouth Avenue Cricket Pavilion, Weymouth Ave, Dorchester DT1 2EN on Monday, 5 July 2021 commencing at 7.00pm.

Adrian Stuart
Town Clerk

Public Attendance and Speaking at the Meeting

The meeting will be held under the Government's Covid restrictions. 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 pecuniary or non-pecuniary interests where appropriate. A Member who declares a pecuniary interest must leave the room unless a suitable dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

Membership of the Committee

Councillors G. Jones (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry, T. Harries (Vice - Chairman), J. Hewitt, S. Hosford, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Chairman), M. Rennie and R. Ricardo (Vice - Chairman).

1. Apologies, Declarations of Interest, Minutes and a Message from the Chairman

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

To confirm and sign the Minutes of the meeting of the Committee held on 26 April 2021 (adopted by Council on 5 May 2021) and to confirm and sign the comments submitted to the Dorset Council in regards to the planning applications considered between 27 April 2021 and 26 May 2021 which will be appended to the minutes of this meeting.

2. Statement and Questions from Dorchester Climate Action Network (CAN)

To consider the statement and questions (attached) from Dorchester CAN.

- 3. Town Centre Master Plan**
To consider a report (attached) by the Town Clerk regarding a Masterplan exercise.
- 4. Concerns About Rail Services**
To consider a request for the support of the Council for improved train services from Dorchester (attached).
- 5. Dorset Council's Proposed Parking Charging Strategy**
The Dorset Council have published their Proposed Parking Strategy (attached) and have requested comments by 16 July. The Committee are asked to comment on the report.
- 6. Planning Applications for Comment**
To receive and comment on the planning applications received from Dorset Council (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.

Dorchester Town Council

Minutes of the Planning and Environment Committee held via the Zoom Video Conferencing Platform

26 April 2021

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

Apologies: Councillor L. Fry

Also in attendance: Councillors S. Biles, F. Hogwood and D. Leaper.

92. Declarations of Interest

There were no declarations of interest.

93. Minutes

The minutes of the meeting of the Committee held on 4 April 2021 were confirmed and approved to be signed by the Chairman.

94. Cancellation of 7 June 2021 Planning and Environment Committee Meeting

The Committee noted the cancellation of the Planning and Environment Committee meeting due to be held on 7 June. The Committee noted the proposed procedure to conduct the business of the Planning and Environment Committee and the Committee agreed to authorise the Committee Clerk, in consultation with the Chair to make response to future planning applications, based on the Committee's comments, until the Committee the next scheduled Committee meeting on 5 July.

Resolved

That the Committee Clerk, in consultation with the Chair be authorised to make response to future planning applications, based on the Committee's comments, until the Committee the next scheduled Committee meeting on 5 July.

95. Walking Route Audit

The Committee received an update from Councillor F Hogwood regarding the Dorset Council Walking Audit. The Committee heard that from data obtained by the Dorset Council, many of the car journeys completed in the Town were small journeys. In order to encourage more people to walk to their destinations improvements would need to be made to the existing footpaths. In order for the Dorset Council to make improvements, evidence that the footpaths need to be improved was required to enable the Dorset Council to apply for funding from Central Government.

The Committee heard that volunteers were conducting walking audits to identify where improvements were needed. Members of the Committee

were invited to volunteer to conduct the walking audits and training if required would be requested. Members were invited to contact Councillor Hogwood or the Chairman of the Committee if they would like to volunteer.

The Committee requested that the findings of the audit be reviewed by the Committee in six months time.

Resolved

That the findings of the Walking Route Audit be shared with the Committee at the November meeting of the Planning and Environment Committee.

96. **Flood Investigation Report Dorchester August 2020**

The Committee noted the Flood Investigation report for Dorchester August 2020, The Committee heard that a Community Emergency Response plan was being developed and the Committee were invited to nominate two to three Councillors to help develop the Plan. The Committee agreed that Councillors E. S Jones and R. Major along with the Chairman of the Committee should be involved in the development of the plan.

Resolved

That Councillors E. S Jones and R. Major along with the Chairman of the Committee work with the Community Development Officer to develop a Community Emergency Response Plan.

97. **Dorchester South Railway Station**

The Committee noted the proposed fence panels to be installed at Dorchester South Railway Station and queried the height of the proposed fencing.

In principle the Committee accepted the proposed fencing but requested that the fence panels face out onto Cromwell Road, the Committee also requested that Network Rail be respectful to wildlife and requested that hedgehog holes be included.

The Committee also questioned if an area would be left that would be suitable for planting.

Resolved

That the Clerk to the Committee notify Network Rail that the Committee accepted the proposal but request that the fence panels face out to Cromwell Road, that the Committee Clerk ascertains the height of the proposed panels, that a request be made that Network Rail be respectful to wildlife and if an area would be left that was suitable for planting.

98. **Maumbury Road Railway Bridge**

The Committee noted the condition of the railway bridge at Maumbury Road and agreed that it was in poor condition. A Member informed the Committee that the bridge at Alington Avenue was also in a similar condition and looked unsafe. The Committee requested that the Clerk to the Committee write to

Network Rail to inform them of the poor condition of the bridges and request that improvements / repairs be made.

Resolved

That the Clerk to the Committee write to Network Rail to inform them of the poor condition of the bridges at Maumbury Road and Alington Avenue and request that improvements / repairs be made.

99. **Planning Applications for Comment**

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

100. **Minute Update Report**

Minute 87 of the Planning and Environment Committee, 4 April 2021

A Committee Member and Dorset Councillor informed the Committee that discussions were ongoing with the Dorset Council regarding the Sunday car boot sale parking charges.

101. **Planning Issues to Note**

Dorchester Transport and Environment Plan(DTEP)

A committee member queried the status of the DTEP project and heard that it had been dissolved during the amalgamation of West Dorset District Council and the Dorset County Council.

The Committee were disappointed that the project had been concluded before all of the aims had been achieved. Members were particularly disappointed that problems with residential on street parking had not been addressed having previously been informed that a holistic approach would be taken to improve the situation across the whole of the Town.

The Committee requested that the Corporate Director for Economic Growth and Infrastructure and the Parking Services Manager be invited to a future meeting to discuss residential parking permits and on street parking.

Resolved

That the Clerk to the Committee invite Dorset Council's Corporate Director for Economic Growth and Infrastructure and the Parking Services Manager to a future meeting to discuss residential parking permits and on street parking.

Dorchester Town Council
 Planning and Environment Committee 26 April 2021

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

- E1. WD/D/20/003145 17 ALL SAINTS ROAD DORCHESTER DORSET DT1 1EL**
 Replace existing garden wall with new wall and gates. Form permeable drive and carry out landscaping.
 No objection.
- E2. P/HOU/2021/00459 3 FORDINGTON GREEN DORCHESTER DORSET DT1 1LU**
 Replacement of roof, windows and dormer windows.
 No objection.
- E3. P/LBC/2021/00460 3 FORDINGTON GREEN DORCHESTER DORSET DT1 1LU (Listed Building Consent)**
 Replacement of roof, windows and dormer windows.
 No objection.

North Ward (Councillor A. Canning)

- N1. P/LBC/2021/00243 & P/ADV/2021/00265 DORSET COUNTY MUSEUM 66 HIGH WEST STREET DORCHESTER DT1 1XA**
 External alterations to install 4 No. (non-illuminated) banner signs to front elevation.
 No objection. The Committee welcomed the applications.

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

- W1. P/HOU/2021/00363 26 BARROW CLOSE DORCHESTER DORSET DT1 2HG**
 Erection of single storey front and side extension.
 No objection.
- W2. P/HOU/2021/00480 53 JAMES ROAD DORCHESTER DORSET DT1 2HB**
 Erection of two storey rear extension.
 No objection.

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

- S1. P/HOU/2021/00469 72 SOUTH COURT AVENUE DORCHESTER DT1 2BZ**
 Conversion of existing garage, internal alterations and single storey side extension.
 No objection.
- S2. P/HOU/2021/00520 10 MELLSTOCK AVENUE DORCHESTER DORSET DT1 2BE**
 Demolition of existing porch & construction of new porch.
 No objection.

Dorchester Town Council

**Planning and Environment Committee
Planning Applications as at 12 May 2021**

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

E1. P/FUL/2021/00574 Land South of Unit 5 Casterbridge Industrial Estate Access Lane To Casterbridge Industrial Estate Dorchester Dorset DT1 1PL

Erection of a workshop with 1no. self-contained flat above.

Objection.

The Committee objects strongly to the inappropriate siting of residential development in an industrial site. The proposed flat would overlook neighbouring Swanbridge Court and Swanbridge Park, which would impact the residents significantly through loss of privacy, contravening ENV16 of the adopted local plan.

E2. P/FUL/2021/00987 4 Prince Of Wales Road Dorchester DT1 1PW

Demolition of the existing buildings & erection of a single block of 12no. flats with small office space & refuse store & erection of a terrace of 4no. bungalows to the rear. (to be under the ownership and management of the local authority for supported living).

No objection in principle. The Committee request that two large trees be incorporated into the landscape conditions. A number of trees have been previously removed in the area which have not been replaced due to complications with underground services. The Committee request that the trees be planted at the front of the development to enhance the street scene.

North Ward (Councillor A. Canning)

N1. P/FUL/2021/00512 & 00513 28A High East Street Dorchester Dorset DT1 1HF

Erection of a mansard roof extension to provide an additional residential unit.

No objection in principle. Sympathetic treatment on the effect of the adjacent Corn Exchange would be appreciated.

N2. P/FUL/2021/00586 Physiques And Shapes Health Club 18 The Grove Dorchester Dorset DT1 1TB

Change of use of first floor from Health Club to 1no. residential flat.

No objection.

N3. P/FUL/2021/00747 Dorset County Hospital Williams Avenue Dorchester Dorset DT1 2JY

Install Air Handling Unit (AHU) on south wing flat roof to serve the ventilation system being installed within the Orthopaedic department below.

No objection.

N4. P/LBC/2021/00271 Top O Town House Bridport Road Dorchester Dorset DT1 1XT

Internal & external alterations to facilitate change of use of office to 9 residential apartments (alternative scheme to that approved under WD/D/18/000911).

No objection.

- N5. P/LBC/2021/00721 3 Cornhill Dorchester Dorset DT1 1BA**
Internal overboarding of damaged lath and plaster and replacement of modern rear windows.
No objection.

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

No applications received.

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

- S1. P/HOU/2021/00727 9 South Court Avenue Dorchester Dorset DT1 2BY**
Internal and external alterations to existing dwelling and single storey rear extensions.
No objection

- S2. P/HOU/2021/00725 33 Manor Road Dorchester Dorset DT1 2AX**
Erection of single storey garage attached to front elevation & single storey rear extension to form extended living area.
No objection.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

No applications received.

**Dorchester Town Council
Planning and Environment Committee
Planning Applications as at 26 May 2021**

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

E1. P/HOU/2021/00468 16 Prince Of Wales Road Dorchester Dorset DT1 1PW

Formation of new vehicular and pedestrian access and erection of ancillary accommodation.

No objection.

The Committee have requested that a tree be planted in the front garden to enhance the street scene.

E2. WD/D/20/003299 Maen Maen Gardens Dorchester DT1 1QQ

Change of use to (F1(a)) specialist independent school.

No objection.

North Ward (Councillor A. Canning)

N1. P/FUL/2021/00726 41 Great Western Road Dorchester Dorset DT1 1UF

Replace a derelict former dwelling with 1no. self-contained dwelling.

No objection.

N2. P/FUL/2021/00750 Citroen Mmc Dorchester Millers Close Dorchester Dorset DT1 1SS

Demolish existing garages and construct car showroom with forecourt for car sales display and customer /staff parking.

No objection.

N3. 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).

Objection.

The Committee felt that the air pollution, noise and disturbance caused by passing traffic and established businesses in the immediate area would cause long term detriment to the amenity of the residential properties and therefore the development would be contrary to Policy ENV16. of the adopted Local Plan. Additionally, the loss of business premises on the industrial estate would be contrary to Policy ECON2. of the adopted Local Plan.

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

No applications received.

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

No applications received.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

P1. P/FUL/2021/00694 26 Middlemarsh Street Poundbury Dorchester DT1 3FD

Change of use from D1 (Non-residential institution) to a flexible use B1 / A2 (Business/Financial and professional services).

No objection.

P2. P/FUL/2021/00684 Parkway Farm Business Park Middle Farm Way Poundbury Dorchester DT1 3AR

Erection of 21no. commercial units (use class E) with associated access & parking facilities.

The Committee have concerns over the level of parking provision for commercial units which will inevitably require spaces for workers and visitors.

The Poundbury perimeter footway and cycleway must be maintained.

Agenda Item 2

Dorchester Town Council

Planning and Environment Committee 5 July 2021

Statement and Questions from Dorchester Climate Action Network (CAN)

Dorchester Climate Action Network would like to set up an informal Transport Action Group (TAG) in Dorchester with the following aims:

- Act as a pressure group for changes in Transport policy in the Dorchester area
- Build a 10-year transport plan for the Dorchester Area
- Liaise with other Dorset TAGs (including the Purbeck TAG and the Western Area TAG) to extend their work to the Dorchester area

We are not expecting any funding from Dorset Council, but we would seek to be consulted on the same basis as the other TAGs. We would ideally like the TAG to consist of a balanced group of experts and concerned citizens and to have a remit that covers walking, cycling, electric leisure vehicles (including bicycles and scooters), cars (including EVs), light commercial vehicles (vans), busses, taxis, freight transport (lorries) and rail (passenger and freight). It would not cover air transport, shipping or leisure boats.

We note that Dorchester Town Council have supported the Climate and Ecological Emergency and that transport makes up 38.4% of Dorset's emissions profile accounting for an estimated 765 kilotons of CO₂e each year - making transport is the single biggest contributor to our county's footprint (from Dorset Council's Climate and Ecological Emergency Strategy). Transport is fundamental to so many issues affecting Dorchester and this would be an opportunity to drive the decarbonisation agenda locally and do something practical in the town that would support a positive change towards sustainable transport and a better living environment.

The Dorchester TAG (DTAG) would like to work closely with Dorchester Town Council and would be happy if DTC want to take a leading role in the formation of DTAG (including appointing the chair person and influencing the constitution). However, we intend to go ahead with DTAG even if DTC is not supportive or does not want to take a leading or subsidiary role.

Questions

1. Would Dorchester Town Council support the setting up of DTAG along the lines stated above ?
2. Would Dorchester Town Council like to take a leading, supporting or no role in such a group ?
3. Would Dorchester Town Council like to recommend any councillors or other people/transport experts in Dorchester to work within DTAG ?

Giles Watts and Stewart Palmer

Agenda Item 3
Dorchester Town Council
Planning and Environment Committee 5 July 2021
Town Centre Masterplan

1. As a key part of the Town Council's response to Dorset Council's recent Local Plan Options consultation we highlighted the urgent need for a review of DOR town centre policies, which should result in a masterplan document that would be incorporated into the Local Plan. There has been no contact with Dorset Council officers on this point since the consultation ended. At this stage, while it is unthinkable that Dorset Council will seek to move to examination with a Local Plan that includes the DOR policies from their options paper, it is not clear what the next iteration of the Local Plan will say about Dorchester.
2. Immediately following the end of the consultation Dorset Council announced the closure of South Walks House as offices. When, during discussions at Member level, the Town Council highlighted the closure as another example of the need for a masterplan, it was made clear that there was little likelihood of this work being delivered.
3. Since that meeting officers have worked with the Committee Chair to explore, with our advisor Dorset Planning Services, whether it would be feasible for the Town Council to lead on an exercise that might inform a masterplan. Discussions have considered the status of such a document, whether as a Supplementary Planning Document to a DOR planning policy within the Local Plan, or as a Neighbourhood Plan (which can only supplement and not conflict with the approved Local Plan).
4. Officers are gathering data, in particular relating to current land uses and ownerships, to help inform the potential for a rethink of the long term direction for the town centre. There are, however, many significant unknowns relating to the future of retail and office working and the impacts these will have on the town centre, in particular around travel patterns and parking.
5. A preliminary list of issues that would need to be considered as part of any masterplan exercise is included at Appendix 1. There would be a need for the Town Council to come to a clear view on these issues and then test that view with the wider community.
6. While there is some capacity to collect data that helps shape any work on a masterplan, the Town Council has neither the technical expertise nor capacity to draft a document to the standard required to influence the planning authority.
7. It is **RECOMMENDED** that
 - The Town Council continues to engage Dorset Planning Services to provide the necessary technical input into a Masterplan exercise; funded from the Local Plan Reserve
 - Officers work with the Chair and Vice-Chairs to establish a process to support Members to develop their views on the exercise, focusing on the list of items included at Appendix 1, as a precursor to discussions with Dorset Council and a wider public consultation exercise

Adrian Stuart
Town Clerk

ISSUES TO BE ADDRESSED AS PART OF A MASTERPLAN EXERCISE FOR DORCHESTER

Housing

- How many new homes could be accommodated on land in and around the town centre? Along with edge of town developments might this meet the long term needs of the town?
- Housing mix – Given land values and the spaces potentially available, is it inevitable that delivery will be focused on flats? Are there locations around the town centre that could provide houses?
- Should development be specifically focused on the working needs of the town? Should we seek to avoid development focused on the needs of the wealthier retired market?
- What proportion of homes should be focused on the statutory definition of affordable housing? Should there be a stronger focus on a more realistic definition of affordability?

The Economy

- What is our ambition for town centre retail? Are we looking to retrench to meeting the needs of our local area and visitors, rather than continuing to pursue the vision of a sub-regional shopping destination?
- How do we retain a legible, core retail offer? Specifically which streets are we looking to preserve with retail shopfronts? And which ones are we content to support to transition to residential uses?
- What role do we want our traditional stall market to play in the town centre? Do we want it to be on its own site or integrated into the retail streets?
- How do we ensure we have infrastructure in place to build on our tourism, cultural and heritage offer? What assets are missing from our current offer?
- Do we wish to continue to promote Dorchester as an office worker economy? If so, what do we need to put in place to ensure it remains relevant to the changing demands of this sector?
- How do we ensure that the medical and operational needs of Dorset County Hospital are met in any plan, both onsite and off? Should we seek to ensure that wider healthcare provision is developed within the town centre to support footfall?

The Environment

- How do we protect and enhance the heritage assets of the town? How do we ensure that we maintain a public realm consistent with the needs of visitors to these assets?
- Are our green spaces and public spaces sufficient to meet the needs of a larger town centre population?
- How can the climate emergency and a carbon neutral ethos be integrated in all future developments?
- How high are we willing to allow buildings to be built? How do we relate this to the town's historic skyline?
- What is our attitude to the heritage underneath our town centre? How should it be allowed to influence development above ground?

Transport, Travel and Parking

- What are the primary transport routes around the town centre? Should we continue to rely on the historic High Street to meet the majority of cross-Dorchester traffic demand? If not, what alternatives are there to ensure traffic can still move freely?

- How do we rebalance the priority between the car and greener solutions, including cycling, walking and public transport? How do we enable public transport to be provided more efficiently and effectively? How do we control streets where traffic is not permitted, eg South St or enforcement is weak?
- How do we prepare for changes in the future of car use and car ownership? What approach should be taken to private car parking provision in new developments? What approach should be taken in relation to public car parks?
- What is our attitude to Park and Ride, particularly to meet the needs of commuters and service users from Weymouth and the needs of visitors?

Deliverability

- How do we engage with key landowners, particularly Dorset Council, regarding the costs and benefits of a shared development of the town centre?
- What is the optimum way of building any masterplan into the planning system such that it has genuine teeth? How do we ensure that Dorset Council take advantage of any work we do?

Agenda Item 4
Dorchester Town Council
Planning and Environment Committee 5 July 2021
Concerns About Rail Services

SWR Letter 2021 April 20

Letters to The Editor

Concerns about our railway services

I'm concerned, in fact I'm very concerned and I want others to show concern too. I'd like the people in and around Weymouth, Portland and Dorchester to share my concern; just as I think it's important for those living in the Wool, Moreton and local village areas. Local councillors, Chambers of Commerce, BIDs and other trade organisations should show concern, as should the MPs that represent us. We all need to be concerned and we need great urgency in being concerned.....about our local railway services.

As informed by the Dorset Echo, on the SWR network our less than acceptable one-an-hour service between Weymouth and Waterloo is scheduled to continue through till December. This means that the hourly service will continue to be 'badged' as Weymouth-Bournemouth where, inconveniently, passengers will need to change to a waiting train that will continue to London Waterloo.

As if this isn't bad enough, the service back home will not only be one and hour (to Weymouth) but the last train departing London Waterloo (to Weymouth) will be 20.35.

Yet, the new timetable states no less than five other later departing trains to Bournemouth (21.20, 21.35, 22.35, 23.35 and 23.40) – with two of these (21.35 and 22.35) coming back as far as Poole. I'm at a loss to understand how it is that we are deprived of the two services that terminate at Poole, traditionally coming back as far as Weymouth.

Weymouth is a terminus and it has been normal to have four SWR trains parked up for the night ready for the morning services. And one or two GWR trains.

To my way of thinking, ours is now no more than a branch line and this concerns me greatly. Both train companies operating out of Weymouth (SWR and GWR) already are disadvantaged by single tracks between Dorchester South and Moreton and between Dorchester West and Yeovil. I note from the Echo report that there may also be a reduction in services on the GWR Weymouth-Bristol line; my goodness, there are few enough trains operating this route now!

Of course the dreadful Pandemic has forced companies to reduce overheads and I fully understand that operators of trains and buses have suffered major, major declines in passengers; so within reason I'm okay with one an hour on a temporary basis. But it now looks as if we may be on a planned permanent decline in services altogether.

Incidentally, as an aside, while I see there has been an emphasis on the redevelopment/reconfiguration of Weymouth railway station, still there are no customers' toilets, yet I note that out in the sticks these exist at Wool railway station. I do understand the

problem in Weymouth, but with trains now locked until shortly before departure, there are no facilities.

To my mind it's another sign that Weymouth is not being properly recognised as an important part of the railway network. We ought to be very concerned about its future. Not too far distant is the summer holidays period when trains will be busy. Just one an hour while trying to social distance with no chance of additional carriages? We need to bring pressure to bear on all the relevant people that represent us in order to resolve a looming problem. Please be concerned.

Dave Johnston

**Dorset Council Proposed Parking
Charges Strategy Report**

June 2021

**Elizabeth Murray
Strategic Parking Project Manager**

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1. Executive Summary

The purpose of this strategy is to align parking charges across Dorset Council locations. This will bring consistency and structure to charges.

The strategy objectives are to:

- Implement a 3-level tariff structure that recognises the difference between coastal, town and rural locations
- Support Dorset Councils goals to reduce carbon footprint
- Fairer charging options for Dorset Council

The strategy includes car park tariffs, on-street tariffs and car park permits only. On-street residents' permit schemes, blue badge schemes and health care permits are not included in this strategy.

2. Background

Dorset Council Parking Services is currently working under the Parking Orders of the former six Councils, this has led to a disparity of tariffs between areas to the extent that some areas are free to park all day and others pay £9. An alignment of the Parking Orders is necessary to standardise charges to ensure equality for residents.

Parking charging cannot be considered in isolation, as the impact can create either a negative or positive ripple across a community and the surrounding areas. Thus, local needs and pressures have been investigated in formulating the charging structure.

Work on the strategy started in September 2020 with research, analysis and benchmarking activities. To fully understand local areas, there has been stakeholder engagement since March 2021, this will continue until the final strategy is taken to Dorset Council Overview Committee and Cabinet in the Autumn of 2021. The new charges are planned to be implemented in January 2022.

3. Legal Duty

Legal advice was sought to confirm that the method for updating the parking charges follow guidance as per the Road Traffic Regulations Act 1984.

3.1 Consultation

Dorset Council are statutorily required to consult with the chief officer of police for the area before making the order under schedule 9 of the Road Traffic Regulations Act 1984. The former Council parking policies state that consultation is required with Chambers of Commerce, Business Improvement Districts and Town Councils as part of any charges review.

Dorset Council has chosen to undertake a non-statutory engagement in advance of publishing its proposals although there is no general duty to consult with the public at large. Engagement is also being undertaken with Parish Councils.

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4. Proposed Charging Strategy

4.1 Proposed Levels

The Parking Charging Strategy is based on a 3-Level structure that acknowledges the rural, coastal and town locations that Dorset enjoys. It also takes into consideration Dorset's popular visitor and tourist destinations.

The following table shows which location sits under each level:

Level 1	Level 2	Level 3
Location	Location	Location
Beaminster	Blandford	Corfe Castle
Charmouth	Bridport	Lyme Regis
Ferndown	Dorchester	Portland
Gillingham	Shaftesbury	Swanage
Sturminster Newton	Sherborne	West Bay
Verwood	Wareham	Weymouth (beach area)
West Bexington	Weymouth (shops)	
	Wimborne	

Level 1 is Dorset's smaller and more rural locations. It is proposed to have one all year-round charge for this level, except for West Bexington and Charmouth that will have a seasonal charge (see tariff in section 4.2 Proposed Car Park Tariff). Level 2 is Dorset's shopping destinations. It is proposed that there is one all year-round charge for these car parks.

Level 3 is Dorset's main tourist destinations. It is proposed that this level have seasonal charges. Weymouth appears in level 2 and 3. The car parks in Weymouth that are used for shopping will sit in level 2 and the beach area car parks will sit in level 3. Swanage refers to on-street charges only as the car parks are owned by the town council.

4.2 Proposed Car Park Tariff

The following table shows the proposed tariff for each level:

	30 minutes	1 hour	2 hours	3 hours	4 hours	5 hours	All day
Level 1 Low season	£0.50	£0.70	£1.00	£1.50	£2.00	£2.50	£4.00
Level 1 High season (Charmouth & West Bexington only)	£1.00	£1.50	£2.50	£3.50	£4.50	£5.50	£10.00
Level 2	£0.50	£1.00	£1.50	£2.20	£3.00	£4.00	£6.00
Level 3 Low season	£0.50	£1.00	£1.50	£2.20	£3.00	£4.00	£6.00
Level 3 High season	£1.00	£1.50	£2.50	£3.50	£4.50	£5.50	£10.00

The tariff simplifies current charges and aims to be logical and gradual. The three levels acknowledge the diversity of Dorset's locations, by having charges that suit the local environment.

The tariff supports local high streets as they are at a low rate (compared to benchmarked locations). It aims to keep charges at a point that will entice customers into the car parks, so that parking is not displaced onto residential roads. It intends to be priced at a point that customers will choose to use active or green forms of travel rather than driving.

Peak season charges are 1st April to 31st October, to cover the extended visitor season that is now seen in Dorset. Level 1 high season charges refer to Charmouth and West Bexington only, the other locations in level 1 and all locations in level 2 do not have seasonal charges as these car parks tend to be used by Dorset Council residents more so than visitors.

Peak season charges are aimed at visitors to Dorset, these charges are benchmarked to similar tourist destinations. Level 3 low season matches level 2, which enables residents to access our tourist destinations at the same cost during the low season.

4.3 Proposed Dorset Car Park Permit

There are currently approximately 76 different car park permits that are issued across Dorset Council. As part of this strategy the former permits will be discontinued in a phased approach (live permits will not be withdrawn but will be replaced by the new 'Dorset Car Park Permit(s)' when they expire).

The permit will have the option for monthly or annual payment. Market research is being done into the cost and offer of the permit.

There will be eligibility criteria for permit applications and the vehicle must be registered in the name of the permit holder. Residents will need to prove that they are a resident of Dorset Council. Businesses will need to prove that they pay business rates (or equivalent) to Dorset Council. People who work in the Dorset Council area will need to evidence this to be eligible for the permit.

4.4 Proposed On-Street Tariff

The following table shows the proposed tariff for each level:

		30 mins	1 hour	1 hour 30 mins
Level 1	Proposed car park charges	£0.50	£0.70	£1.00
Low season	Proposed on-street	£1.00	£1.10	£1.50
Level 1	Proposed Car park charges	£1.00	£1.50	£2.50
High season	Proposed on-street	£1.50	£2.00	£3.00
Level 2	Proposed Car park charges	£0.50	£1.00	£1.50
	Proposed on-street	£1.00	£1.50	£2.00
Level 3	Proposed Car park charges	£0.50	£1.00	£1.50
Low season	Proposed on-street	£1.00	£1.50	£2.00
Level 3	Proposed Car park charges	£1.00	£1.50	£2.50
High season	Proposed on-street	£1.50	£2.00	£3.00

On-street charges are higher than car park charges to encourage drivers into car parks. This helps to keep town centres clear of traffic and thus supports the safety of pedestrians and cyclists. Currently, there is no change to parking waivers, blue badges and health care permits. There are no on-street charges in Level 1 locations at present.

5. Charging Strategy Review

Charges will be reviewed annually. When reviewing parking charges Dorset Council will take into account a large number of factors, including but not limited to:

- a. The recovery of expenditure incurred on the provision and management of the public car parks to avoid this financial burden falling on to the council taxpayer and depriving other vital council services of crucial funds.
- b. The parking charges of its competitors, including the charges made by private sector car parks within the local area, as well as comparing its charges with Dorset's Town Councils.
- c. The effectiveness of short-term parking charges in town centre car parks in facilitating turnover of car parking spaces in order to attract more visitors/shoppers to the town centres.
- d. The demand for car parking, as evidenced by occupancy rates at different time and date points
- e. The consumer price index to understand the impact of inflation rate on parking charges.

Any increase in charges will be subject to the usual legal procedure for consultation and advertisement.

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6. Conclusion

The Parking Charging Strategy will enable Dorset Council to align parking charges that are currently inconsistent across Dorset, which is unfair for residents. It also appreciates that Dorset's areas are unique by having a 3-level charging structure and utilises prime locations.

Through the strategy Parking Services will be assisting Dorset Council's goal to reduce the carbon footprint and it will also give residents fairer options for paying for parking.

Agenda Item 7
Dorchester Town Council
Planning and Environment Committee 5 July 2021
Minute Update Report

1. Minute 37, 2, 5 October 2020, Planning and Environment Committee, Planning Issues to Note – Flooding on the A35 /A352

The following response has been received from Highways England following a request for an update on the A35 /A352 flooding:

Thank you for your follow up email of 27 May 2021 about the flooding on the A35 Dorchester by-pass and your request for an update. We appreciate you taking the time to get in touch with us regarding this matter.

There's no change to the information contained in the letter from Beth Galloway dated 3 December 2020.

We carried out enhanced maintenance of the drainage system and storage chamber adjacent to Max Gate junction with the A35, but have been unable to install either a surface mounted additional storage chamber because of visibility issues and footprint of the chamber, or a submerged chamber because of high water table and other water dynamic-related obstacles.

We're working with Dorset Council Highways Department, as a significant amount of water is finding its way onto the A35 from the Council network at Max Gate roundabout – where flooding is also a problem. We plan to incorporate additional drainage features into our design that will help both drainage systems cope with future events.

It's hoped that construction on this scheme will proceed this financial year (21/22), once the scheme has gone through all the relevant stages and barring any unforeseen delays.

We hope this answers your enquiry. If you have any further queries, please contact our Customer Contact Centre on 0300 123 5000 or info@highwaysengland.co.uk

2. Minute 97, 26 April 2021, Planning and Environment Committee - Dorchester South Railway Station

The following response has been received from Network Rail:

Thanks for getting back in touch with us on 27 May with further questions relating to fencing installation.

I have spoken with our senior asset engineer who confirms the below;

They will action your request for the fence panels to face out to Cromwell Road (with the fenceposts facing the railway platform)

The fence panels will be the same height as the brick boundary wall.

The works won't be intrusive, essentially they will be inserting the fence posts into the ground and sliding the fence panels in between the posts.

We'll be reinstating the fence boundary as per the original wall and we hope this will greatly improve the visuals in the local area, although we're not looking to leave an area for planting I'm afraid.

3. Minute 98, 26 April 2021, Planning and Environment Committee - Maumbury Road Railway Bridge

The following response has been received from Network Rail:

Regarding - Maumbury Road bridge asset number E2/122 and Wareham Road (Alington avenue) bridge asset number E2/118.

I have spoken with our asset engineer who confirms that although the bridges are not aesthetically pleasing, we currently have no plans to refurbish these bridges.

Inspections of our assets and risk assessments are carried out both visually and by detailed examination, with any safety critical concerns taking priority and these bridges show no structural concerns.

I will highlight your request to our route assessment management team about the look of the bridges and I will of course let you know if anything can be done about this.

Agenda Item 6
Dorchester Town Council Planning & Environment Committee
Planning and Environment Committee 5 July 2021

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

- E1. P/FUL/2021/01817 Red Cow Employment Site St Georges Road Dorchester DT1 1PB**
 Formation of vehicular access (part retrospective).
- E2. WD/D/21/000002 Land below Jonson Trading Park Alington Avenue Dorchester DT1 1QB**
 Change of use of former railway sidings as external storage areas with storage containers (B8).

North Ward (Councillor A. Canning)

- N1. WD/D/20/002691 4 West Walks, Dorchester, DT1 1RE (Listed Building Consent)**
 Alterations including remodelling of the lower ground floor & adjacent external retaining wall and terrace. Reprofile the front grounds.

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

- W1. P/OUT/2021/00467 4 Maumbury Road Dorchester DT1 1QW**
 Develop the land by the change of use and extension to existing Light industrial buildings together with additional second floor and rear infill extensions to create 9 No. serviced accommodation together with 1 No. ground floor Office (E(c)) (Outline application to determine access, appearance and layout).
- W2. P/FUL/2021/00982 6 Weymouth Avenue Dorchester Dorset DT1 1QS**
 Alterations & extensions to create 4no. residential apartments.
- W3. P/PALH/2021/02207 47 Damers Road Dorchester DT1 2LA**
 Erect rear extension: To extend 4.30 metres beyond the rear wall of the original dwelling house: maximum height 3.00 metres : height to eaves 2.80 metres.
- W4. P/HOU/2021/01350 4 Legion Close Dorchester DT1 2RQ**
 Erect front porch.
- W5. P/FUL/2021/01080 Thomas Hardy School Coburg Road Dorchester Dorset DT1 2ET**
 Extension to existing single storey store to form larger store / plant room.

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

- S1. P/ADV/2021/01382 & P/LBC/2021/01383 (Listed Building Consent) 23 Weymouth Avenue Dorchester DT1 1QR**
 Display of 1no. Illuminated archway sign.
- S2. P/HOU/2021/01029 135 Monmouth Road Dorchester DT1 2DF**
 Erection of single storey flat roof extension.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

- P1. P/HOU/2021/00867 16 St John Way Poundbury Dorset DT1 2FG**
Erect rear single storey extension.
- P2. P/HOU/2021/01229 1 Wadebridge Lane Poundbury DT1 3AY**
Erection of single storey flat roof extension to rear forming sunroom & boot room. Balcony to be formed over boot room.