

# Dorchester Town Council

## Planning and Environment Committee

1 June 2015

Present: Councillors C. Biggs, R. Biggs, T. Harries, S. Hosford (Chair), S. Jones, T. Loakes, M. Rennie and R. Potter (Mayor)  
Apologies: Councillors B Armstrong-Marshall, A. Canning, T. Harries, S. Jones and F. Kent-Ledger  
Also Present: Councillor J. Hewitt

94. **Declarations of Interest**

Councillor R. Biggs declared a personal interest in planning application WD/D/15/000959 through his employment and Councillor Rennie declared a personal interest in planning application WD/D/15/001023 as the Town Council's representative on the Dorchester Markets Joint Committee.

95. **Minutes**

The Minutes of the meeting of the Committee held on 27 April 2015 were confirmed and signed by the Chairman as a correct record.

96. **Minute Update Report**

i) **Minute 87/14 (27 April 2015)**  
**Planning Applications**

The Committee noted that WDDC's Head of Planning was willing to attend a future meeting and they clarified the specific questions that they wished to raise with her at the meeting.

**Resolved**

That WDDC's Head of Planning be advised of the specific questions that Members wished to discuss and a meeting be arranged with her.

ii) **Minute 90/15 (27 April 2015)**  
**Requests for Parking Restrictions**

The Chairman appreciated the progress being made by officers in relation to parking across the Town but considered that Members needed to be involved in finding a strategic way forward, possibly through a Task and Finish Group.

Members agreed that they needed to be kept fully informed, on a regular basis, and they had concerns at the time being taken to advance this issue.

**Resolved**

i) That the Town Clerk provides a report, and attends the meeting of the Planning and Environment Committee on 29 June 2015, on the current parking issues in the Town and the steps being taken to find a strategic approach to resolving these.

- ii) That the Town Clerk be advised that the Planning and Environment Committee wants Member involvement in the discussions regarding finding a strategic approach to resolving parking issues in the Town.

97. **Dorchester Area Community Partnership (DACP) Report**

Maria Clarke of the DACP presented the report and advised that the DACP was recruiting for a new Chairman.

Members expressed their thanks to Tess James for her work as the previous Chairman and they also thanked Ray and Terri Bartlett who were stepping down from the Access Group. It was suggested that the Mayor might like to invite the Bartletts to a Council meeting to be formally thanked and he agreed to consider this.

Ms Clarke provided updates on the pedestrian link to Dorchester West Station, DACP's service review plus stakeholder consultation and developing links with the parishes.

The Chairman offered the Town Council's support to DACP through their service review and said that the report gave a good illustration of the work undertaken by the Partnership.

A Member asked that DACP involve local ward councillors in the consultation regarding the cycle path at Minerva Close as they had significant knowledge of the history of the scheme.

As member of West Dorset District Council's Development Control Committee, Councillor Potter did not participate in the following agenda item.

98. **Planning Applications**

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council and it was

**Resolved**

That West Dorset District Council be notified of the comments agreed on the various planning applications as set out at Appendix 1 to these minutes.

Councillor Potter rejoined the meeting.

99. **Parking Issues**

The Committee considered that without an overall parking strategy for the Town it was difficult to make meaningful progress in addressing the specific problems Members were aware of. There was discussion on particular problem areas and a number of individual points were identified that Members wanted to be answered and/or actioned including the pricing policy for long stay car parks, the problems of lighting in the Upper Fairfield car park, including Maumbury Road residents in the overnight parking scheme at Fairfield car parks and obtaining up to date data on the usage of car parks.

Members spoke again in support of setting up a forum, involving all three local

authorities and Town Councillors, to move a strategic approach on parking in the Town forward.

**Resolved**

That WDDC be asked to provide responses to the individual points raised by Members and that a WDDC officer be invited to the Committee meeting on 3 August 2015 to discuss these and WDDC's parking pricing policy for 2016/17.

**100. Experimental Traffic Regulation Order (TRO) – Wessex Road, Dorchester**

The Chairman and the Clerk summarised DCC's proposal to introduce an Experimental TRO in Wessex Road.

The Committee considered that the proposal was too draconian and would have a negative impact on residents. They appreciated that something needed to be done and it had not been possible to get a consensus from residents in the past. They suggested having an Experimental TRO for single yellow lines with time restrictions allowing short term parking in the day, say 1 or 2 hours or no parking between 12pm and 2pm or similar to stop all day parking, plus allowing parking in the evening e.g. 6pm to 8am. They felt that this would stop all day parking and still allow residents to be able to have some parking in the road. Comment was made that a similar type of restriction was successfully put on the layby on the Weirs.

**Resolved**

That DCC be advised that the Town Council does not support the proposal to introduce an Experimental TRO for double yellow lines in Wessex Road.

**101. Poundbury InterAuthority Working Party**

The Committee discussed the proposal to disband the Poundbury InterAuthority Working Party. While accepting that the Working Party had not been very active or productive in recent times, Members thought that it still had a role to play, particularly in the allocation of S106 monies and in dealing with future issues across the development. It was agreed to request that the Working Party continue with a review of its terms of reference including refocussing, setting future dates and new chairmanship.

**Resolved**

- i) That WDDC be advised that the Town Council requests that the Poundbury InterAuthority Working Party continues and there is a review of its terms of reference including refocussing, setting future dates and new chairmanship.
- ii) That WDDC be asked to confirm the exact amount of S106 monies remaining from Poundbury and what the plans are for allocating this money.
- iii) That WDDC be asked to provide information on the figures and strategic priorities for the allocation of all S106 money across the Town and that a meeting be arranged for Town Councillors to discuss this with WDDC officers.

**102. Decisions on Planning Applications**

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note.

**Chairman**

**Dorchester Town Council**

**Planning applications considered by the Planning and Environment Committee on 1 June 2015**

1. **81 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA**  
**WD/D/15/000643**  
Demolish the existing conservatory and build a new two storey extension  
No objection
2. **6 SOUTH WALKS ROAD, DORCHESTER, DT1 1ED**  
**WD/D/15/000864 + WD/D/15/000865 Listed Building Consent**  
Erection of a double garage  
Dorchester Conservation Area and Grade II Listed Building  
No objection
3. **21 MONMOUTH ROAD, DORCHESTER, DT1 2DE**  
**WD/D/15/000906**  
Erect rear extension  
No objection
4. **40 HERRINGSTON ROAD, DORCHESTER, DT1 2BS**  
**WD/D/15/000898**  
First floor extension & new front entrance. Alterations to front elevation and new rooflight to north elevation  
Approved by WDDC on 28 May 2015
5. **9 YORK TERRACE, BARNES WAY, DORCHESTER, DT1 2DP**  
**WD/D/15/000759**  
Erect single storey rear extension  
Dorchester Conservation Area  
No objection, however, the Committee was concerned about access to and from the site during construction and asked that a construction management plan be conditioned, if the application was approved, and this plan should address the difficulties in access and minimise disruption to neighbours.
6. **1 CAPITOL CLOSE, DORCHESTER, DT1 2QS**  
**WD/D/15/000761**  
Two storey side extension  
No objection
7. **109 MONMOUTH ROAD, DORCHESTER, DT1 2DF**  
**WD/D/15/000967**  
Erect a PVCu dual anthracite grey conservatory to the rear of the property  
No objection
8. **TERRITORIAL ARMY, POUNDBURY ROAD, DORCHESTER, DT1 1TA**  
**WD/D/15/000959**  
Removal of existing rotting timber windows and replacement with UPVC windows.  
Dorchester Conservation Area

No objection

9. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT**  
**WD/D/15/000980**

Variation of condition no. 1 of P.P WD/D/14/000197 - to change the ramped access to the Shire Hall in order to facilitate the creation of a rear private garden to approved cottage at No. 41 Glyde Path Road

Dorchester Conservation Area and Grade II Listed Building

No objection

10. **UNIT 8, PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY, DORCHESTER, DT1 3AR**  
**WD/D/15/001005**

Change of use from B1 to B1 (Business) & B8 (Storage or Distribution) for Units 8D & 8E

No objection

11. **DORCHESTER MARKET, WEYMOUTH AVENUE, DORCHESTER**  
**WD/D/15/001023**

New covered market area to the west of Dukes Auctioneers. Proposed link building between existing indoor market building and North Linneys & partial reconstruction of roof to North Linneys (Re-submission of 1/D/11/000114)

Dorchester Conservation Area

In view of the Town Council's links with the site through the Dorchester Markets Joint Committee, the Committee considered that it was not appropriate to comment on this application.

12. **GREEN SQUARE, GROVE TRADING ESTATE, DORCHESTER, DT1 1ST**  
**WD/D/15/000493**

Erect extension to north east elevation

No objection

13. **50 HIGH WEST STREET, DORCHESTER, DT1 1UT**  
**WD/D/15/001087 + WD/D/15/1088**

Proposed dwelling in rear courtyard

Dorchester Conservation Area and Grade II Listed Building

Recommend refusal. The site is within a designated Conservation Area and within the grounds of a Grade II Listed Building. The development does not preserve or enhance the Conservation area and the inappropriate design and materials of proposed dwelling mean that it would not be in keeping with other buildings in the area and it would have a detrimental impact on the special architectural and historic interest of Wadham House and on the character of the Conservation Area. The proposal would be contrary to Policies SA20, SA21, DA3 and DA7 of the adopted West Dorset Local Plan 2006 and emerging Policies ENV4 and ENV 12 of the joint West Dorset, Weymouth and Portland Local Plan 2012, and Sections 7 and 12 of the NPPF 2012.

There were concerns about the negative impact on and long term retention of the trees on site and it appeared that these were already suffering from work already being undertaken as part of WD/D/14/002858 (see planning condition 6) and this was contrary to Policy DA1 of the adopted West Dorset local Plan 2006.

It appeared from Drawing 10064/109 that the boundary wall to the north of the site was to be rebuilt in a similar style to that of the proposed coach house and there was concern at this and Members considered that the existing wall should be retained but

if it had to be rebuilt it should be done on a like for like basis as part of the curtilage of the Grade II Listed Building.

14. **37 MONMOUTH ROAD, DORCHESTER, DT1 2DE**  
**WD/D/15/001043**  
Two storey & single storey rear extension  
No objection
15. **ATS, UNIT 4, GREAT WESTERN INDUSTRIAL ESTATE, DORCHESTER, DT1 1RD**  
**WD/D/15/001066**  
Extension to reception to accommodate WC and increase height of fitting bay doors  
No objection
16. **8 CORNHILL, DORCHESTER, DT1 1BA**  
**WD/D/15/001091**  
Refurbishment of fascia, retention of projecting sign and new internal promotions  
Dorchester Conservation Area and Grade II Listed Building  
No objection
17. **LAND AT 1, EGDON ROAD, DORCHESTER**  
**WD/D/15/000912**  
Erect new dwelling with associated landscaping, parking (2) and boundary treatment.  
Construct 2 additional parking spaces for existing dwellinghouse.  
Recommend refusal. The design and appearance of the development (both the dwelling and the provision of parking spaces) is not reflective of others in the locality and it would be detrimental to and out of keeping with the character of the area and the street scene. The proposal would be contrary to Policies DA2, DA3, DA5 and DA7 of the adopted West Dorset Local Plan 2006 and emerging Policies ENV10 and ENV12 of the joint West Dorset, Weymouth and Portland Local Plan 2012, and Section 7 of the NPPF 2012.
18. **WD/D/15/001122**  
**SITE 2.63, Perverell Avenue East, Poundbury, Dorchester**  
Application for approval of reserved matters (access, appearance, landscaping, layout and scale) for 63 units of extra care accommodation, pursuant to condition 3 of outline planning permission reference 1/D/09/001363  
No objection
19. **LAND TO THE REAR OF 1-3 WEYMOUTH AVENUE, DORCHESTER, DT1 1QR**  
**WD/D/15/001079**  
Erect coach house style dwelling to the rear with associated access, parking & amenity space  
Dorchester Conservation Area  
No objection but concerns were raised about the layout of the parking area for 1-3 Weymouth Avenue and the new property, particularly in regards to turning when all the parking spaces were in use.