

Dorchester Town Council

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25 February 2015

Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 2 March 2015 at 7.00pm.

Adrian Stuart
Town Clerk

Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to address the Committee, please contact the Committee Clerk at least one day in advance of the meeting. 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 V. Allan, K. Armitage, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie, D. Roberts, D. Taylor and P. Mann (the Mayor ex-officio)

1. Apologies and Declarations of Interest

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 2 February 2015 (copy attached).

3. Minute Update Report

To receive and consider the minute updates reported (attached).

4. Planning Applications for Comment

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

5. Planning Application 1/D/11/000842

White Hart, 53 High East Street, Dorchester DT1 1HU

The developer of the White Hart site is proposing to submit a planning application to vary planning condition 19. of the above planning approval and seeks the Town Council's views on this.

Background information and details from the developer are attached.

6. Decisions on Planning Applications and Withdrawn Applications

To note the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note (list attached).

7. Urgent Items

To consider any other items that the Chairman or Town Clerk decides are urgent.

Planning and Environment Committee – 2 March 2015

Minute Update Report

1. **Minute 50/14 (3 November 2014)**

Minute 66/14 (5 January 2015)

Minute 73/14 (2 February 2015)

Car Parking (+ Planning Applications)

A copy of the original letter sent to the Chief Executive of West Dorset District Council and the response now received from the Director of Environment are attached.

2. **Minute 66/14 (5 January 2015)**

Planning Applications

A letter was sent to the Secretary of State expressing the Council's concerns about the impact of that new planning guidance (relating to planning contributions - affordable housing/infrastructure contributions and redevelopment of vacant buildings) is already having, and will continue to have, a negative impact on the provision of more affordable housing in the Town. A response is awaited. In relation to this, the following information was included in the weekly news round up (18 February 2015) from the nation Planning Portal web site:

Planning minister defends small housing site decisions

Communities minister Brandon Lewis has insisted in Parliament that Government policy decisions on small housing sites, and separately on credit for vacant building conversions, were not having an adverse impact on the delivery affordable housing.

At issue is the fact that small housing schemes are exempt from the need to provide affordable homes. As well, vacant building conversions are not liable for either Community Infrastructure Levy payments or S106 requirements provided there is no increase in floor space. Critics argue this is undermining the Government's drive for more affordable homes.

Lewis disagreed. He told the Commons: "We do not believe that our reforms will have any significant adverse effect on our affordable housing programme. Unrealistic Section 106 charges result in no development, no regeneration and no community benefits. Reducing them can result in more housing and more affordable housing. Our reforms will help unblock small stalled sites and provide a boost to self-builders and small house builders".

He added that the relief on vacant building conversions was "intended to reflect the often higher costs of conversion and refurbishment and bringing an existing building back into use. Our reforms will help increase development and regeneration."

3. **Minute 73/14 Minute Update Report (2 February 2015)**

Minute 96/14 (28 April 2014) - Prohibition of Cycling – Druids Walk, Dorchester

Following the Vice Chairman reporting that DCC were to commence work on cycle link between Weymouth Avenue and Castle Park via Minerva Close on 23 February 2015, DCC have now advised that following representations from residents the scheme in Minerva Close will now be postponed pending consultation with local residents, which DCC hope to undertake within the coming months. In the meantime, they will develop alternative solutions to the problem and will write to DTC with details of the consultation and possible alternative schemes in due course. Additionally, a decision on whether to construct the scheme will not be made until the following have been conducted:

- a feasibility exercise to determine if any other options could provide an alternative route for cyclists from Druid's Walk;
- a consultation on the scheme with local residents, Dorchester Town Council and other stakeholders.

DCC officers will be undertaking these but this unlikely to be before the end of March 2015.

However, there is now funding to complete a scheme after 31 March 2015 from other sources should the County Councillor decide to proceed following the outcome of the

consultation/feasibility.

4. **Minute 73/14 Update Report (2 February 2015)**

Minute 44/14 (6 October 2014) - Planning Applications

Outline planning application WD/D/14/002066 (THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY - Construction of 5no. dwellings and extension of existing access road) was considered by WDDC's Development Control on 12 February 2015 and was refused planning permission.

The Town Council's Planning and Environment Committee had recommended refusal of this application at their meeting on 6 October 2014 and the Town Council's reasons for refusal were used as a basis for refusal in the Decision Notice.

The following paragraph was also included in the Decision Notice: In this case, although officers were content to support the proposal, Members of the Council's Development Control Committee weighed the considerations differently in the overall planning balance, as is their prerogative.



DORCHESTER TOWN COUNCIL

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Louise Dowell, Clerk to the Planning and Environment Committee

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20 November 2014

Mr M Prosser
Chief Executive
West Dorset District Council
South Walks House, South Walks Road
Dorchester
Dorset DT1 1UZ

Dear Mr Prosser

PARKING ISSUES RELATING TO DORCHESTER

The Town Council's Planning and Environment Committee have considered a number of issues relating to car parking in Dorchester over the last year or so, raised by both Members and local residents. Despite having requested further information from West Dorset District Council, on a number of occasions, and having invited officers to attend several Committee meetings, many points have not been addressed and Members still have remaining concerns and questions.

The Town Council appreciates that WDDC is going through a period of change in its personnel since losing the Head of Parking, Chris Graves, and having an interim service manager in post. While Mr Longbottom attended the last meeting of the Committee, he was unable to give Councillors the reassurance they were looking for.

There are a number of points that the Committee would like a response to and these are detailed below:

1. Confirmation of the consultation and decision process for changes to car parking charges for 2015/2016 ;
2. Confirmation that there will not be an increase in car parking charges in Dorchester for 2015/2016;
3. It is noted that the Charles Street Developer will need to provide a 'Car Parking During Construction Management Plan' – who will be driving this Plan and will WDDC be advising on this? If so, what are possible options? The Town Council has strong concerns about leaving the obligation to provide this plan to the Developer and would expect the District Council to be seen to be clearly taking a lead on this matter.
4. The current WDDC Car Parking Strategy is out of date and not comprehensive and the Town Council would like to see a long term Parking Strategy for Dorchester, agreed by all major employers, parking demand creators, parking providers, and local authorities. Is the District Council supportive of this and willing to contribute to the development of such a strategy.
5. What is the comparative data regarding changes to parking levels in Fairfield Long Stay car park as a result of the higher long stay parking charges implemented in April 2014?
6. What are the legal Health and Safety requirements for the Fairfield Long Stay car park and how are these implemented and monitored?

7. With the increased use of the Fairfield Long Stay car park by the public using Brewery Square in the evenings, what proposals are there to improve lighting in this car park?
8. Are the opening hours of the Fairfield Short Stay car park likely to be changed or reviewed in the near future and if they are to be changed, what would be the likely new hours?
9. What steps are being taken to address any vandalism in the Fairfield car parks?
10. Will the new car parking machines be able to handle variable charges in future and is this something that WDDC officers can give professional advice on?

The Planning and Environment Committee asks that the District Council responds to these points in full and if Town Councillors still have concerns, they will invite a WDDC officer to attend a future Committee meeting for further clarification and discussion.

Members specifically asked me to write to you as Chief Executive to let you know the strength of their concerns about the current state of car parking in the Town.

Thank you for your assistance.

Yours sincerely

Louise Dowell
Clerk to the Planning and Environment Committee

Ms L Dowell
Dorchester Town Council
Council Offices
19 North Square
Dorchester
Dorset
DT1 1UZ

20th February 2015

Dear Ms Dowell,

PARKING ISSUES IN DORCHESTER

I refer to your letter of 20th November 2014 regarding parking in Dorchester and apologies for the delay in replying.

In response to the points you raise.

1. In accordance with our normal policy full consultation will take place with the Town Council, Chamber and BID before any future changes are made to the Councils parking charges.
2. I can confirm that no changes to parking charges in Dorchester are proposed for 2015/16.
3. Under the planning permission for the Charles Street site it is the responsibility of the developer of the site to submit to the Council the 'Car Parking During Construction Management Plan'. Clearly the District Council will have a key role in the preparation of the Plan and the Council is ultimately responsible for deciding whether it is acceptable. We are currently collecting information on the usage of our various car parks to inform the preparation of the Plan and would like to discuss the draft with the Town Council, BID and Chamber prior to agreement.
4. The current parking strategy was prepared jointly by the County and District Councils in 2007 and is coming up for review. Now that the Partnership covers both West Dorset and Weymouth and travel between the two towns is closely related we have been discussing with our colleagues in Dorset County Council the benefits of developing a comprehensive transport strategy for the Dorchester, Weymouth and Portland corridor. The intention is that this will be led by a Programme Board and will include public transport, park and ride, and parking matters. This will be the subject of a report to all three Councils over the next few months. The draft strategy will of course be published for public and stakeholder comment.
5. The new strategy will review the use and function of all car parks of the District and Borough Councils and those of key stakeholders.
6. There are no specific health and safety requirements for car parks. Safety will be a fundamental part of the review and will inform a plan for inspections, safeguarding, precaution and eventualities such as ice and snow.
7. Ahead of a new Strategy a scheme is being designed for improvements to the Fairfield car parks. This includes lighting, position of ticket machines, car park layout, and signage along with other improvements.
8. The Fairfield car park will now not be locked at night. This will be carefully monitored as night closure has been as a result of complaints from local residents due to inappropriate use of the car park by a few.

9. It would be useful to know what vandalism of the Fairfield car park you are referring to. Other than mentioned above none has been reported to the Council.
10. As you know new parking machines are being installed across West Dorset. The new machines are able to accommodate variable charging.

Once the new Strategy is in preparation it would be helpful for a meeting to be arranged with a small group of Town Councillors to hear your views on traffic, parking, and public transport issues in the area. I have copied this letter to Matthew Piles at Dorset County Council and we will ensure that such a meeting is scheduled into our work programme.

Once again can I apologise for the delay in replying to you but I trust this letter answers your questions and updates you on the current position.

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Evans', with a horizontal line underneath the name.

David Evans

Cc. Matthew Piles DCC

Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 2 March 2015

1. **4 STANDFAST WALK, DORCHESTER, DT1 2TW**
WD/D/14/003104 [Link to application](#)
Installation of bedroom window to gable end wall
2. **15 ORCHARD STREET, DORCHESTER, DT1 1JH**
WD/D/15/000172 [Link to application](#)
Replacement single storey rear extension
Conservation Area
3. **GLYDE PATH HOUSE, 36-41 GLYDE PATH ROAD, DORCHESTER, DT1 1XB**
WD/D/14/003320 [Link to application](#)
Alterations to 4 windows on ground floor south elevation Alterations to 2 ground floor windows on North elevation Alteration of one window and change window to door on East elevation Removal of 2 windows and alteration of 1 window and change window to a door on West elevation
Conservation Area and Grade II Listed Building
4. **DOUGLAS JACKMAN HOUSE, 1 WEYMOUTH AVENUE, DORCHESTER, DT1 1QR**
WD/D/15/000194 [Link to application](#)
Change of use from nursing home to two dwellings with variation of condition 1 of planning approval WD/D/14/002707 to include amended plans that show retention of single storey ground floor extension and changes to ground floor fenestration
Conservation Area
5. **1 CLARENCE ROAD, DORCHESTER, DT1 2HZ**
WD/D/15/000179 [Link to application](#)
Demolish existing lean - to roofed garage and store. Erect single storey side extension forming replacement garage and enlarging existing kitchen. Internal alterations. Remove existing velux roof light and erect dormer window to south elevation.
6. **MOULE HOUSE, TRINITY STREET, DORCHESTER, DT1 1TT**
WD/D/15/000229 Listed Building Consent [Link to application](#)
Conservation Area and Grade II* Listed Building
New flat roof structure to the upper terrace to rear of Moule House
7. **PLOTS 58-62, SECTOR 3.22, 3.23 & 3.24 NORTH EAST QUADRANT, PEVERELL AVENUE EAST, POUNDBURY [Link to application](#)**
WD/D/15/000265
Erection of 15No. flats
8. **57 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG**
WD/D/15/000314
Extension & alterations

9. **11A ST GEORGES ROAD, DORCHESTER, DT1 1PA** [Link to application](#)
WD/D/14/002449
Redevelop site by erection of 3 no. dwellings (Amended Plan)

10. **66 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AG**
WD/D/15/000178
Two storey extension to front of house forming extended bedroom & porch to ground floor and bedroom to first floor. Internal alterations

Dorchester Town Council

Planning and Environment Committee – 2 March 2015

Agenda Item 5.

Planning Application 1/D/11/000842

White Hart, 53 High East Street, Dorchester DT1 1HU

The developer of the White Hart site is proposing to submit a planning application to vary planning condition 19. of the above planning approval and seeks the Town Council's views on this as following the Town Council's comments on the application:

No objection. The Council welcome this application. However, they would request that the White Hart is displayed within the redevelopment.

Resulting from these comments, the following planning condition was part of the Decision Notice and this Condition was included by the Planning Officer having seen the proposed site plans:

Condition 19: None of the residential units hereby approved shall be first occupied until the white hart sculpture, currently located over the main entrance to the former public house, has been restored and relocated within the redevelopment in accordance with a scheme which shall first have been submitted to, and approved in writing by, the local planning authority.

REASON: Retention of the white hart sculpture maintains an element of historical continuity which helps safeguard the character of the area in accordance with West Dorset District Local Plan policies SA21 (PROTECTION OF CHARACTER OR APPEARANCE OF CONSERVATION AREAS) and DA7 (DETAILED DESIGN AND MATERIALS).

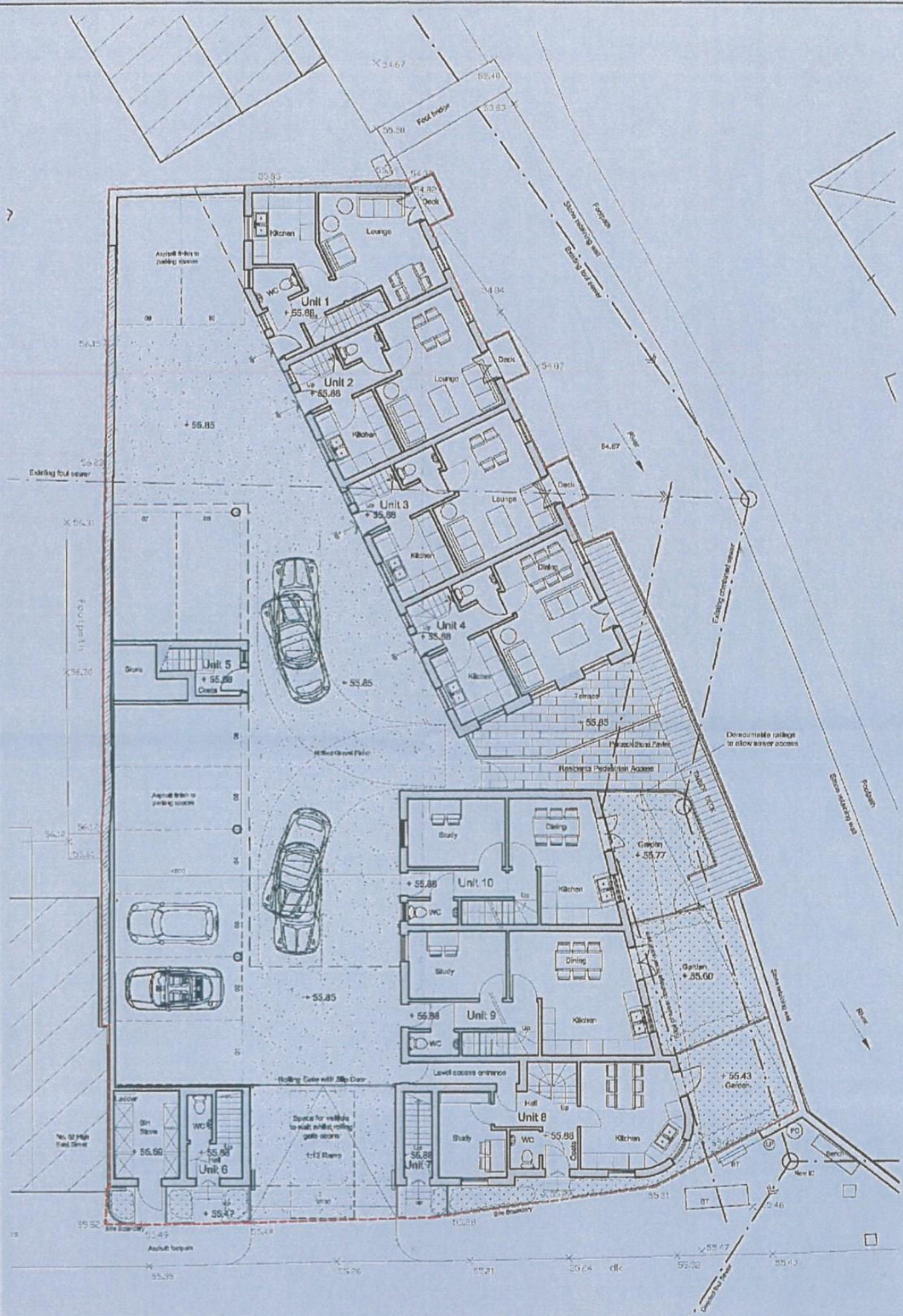
A similar planning condition (6) was included in the Decision Notice to 1/E/06/000154 approved on 8 May 2006:

None of the residential units hereby approved shall be first occupied until the white hart statue has been: (a) restored in accordance with a scheme which shall first have been submitted to, and approved in writing by, the local planning authority; and (b) mounted on a plinth in accordance with the details shown on approved drawing 46, including the erection of the bronze interpretation plates.

REASON: To safeguard the character of the area in accordance with West Dorset District Local Plan policies SP1, CD1 and CD5.)

The site has had various owners over the years and Burton Property acquired the site in September 2014.

The letter from the developer giving information about their proposal is attached together with a CGI image of the development and the ground floor plan of the site.



GROUND FLOOR PLAN AS PROPOSED 1:100

FIRST FLOOR

REPRODUCING THESE DRAWINGS BY PRINTING OR COPYING MAY LEAD TO ERRORS. PLEASE REFER TO SCALE BAR. DO NOT SCALE OFF THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IF ANY DISCREPANCIES ARE FOUND, PLEASE CONTACT WESTERN DESIGN ARCHITECTS IMMEDIATELY.

Vertical lines showing where at 20 High End. Floor. Floor score base for substructure. No. 32 High End Steel.



Burton
PROPERTY

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*For the attention of each of the Town Council
Planning Committee Members, care of Louise Dowell.*

Dear Councillor

Re: The Former White Hart, Dorchester

I write to introduce our company, Burton Property, having recently acquired the above site, and to seek your guidance in respect of the White Hart sculpture/ statue itself. I am due to see you and your fellow Town Councillors on March 2nd at your Planning Committee meeting to discuss this, but felt it would be worth setting the scene for you in the meantime in case you felt it would be a better use of the Town Council's time to reach an agreement on this matter outside of your meeting on March 2nd.

Many of you may already be aware that we acquired the site from the previous owners in September last year, and are developing the approved scheme for 10 new dwellings on the land. I attach an indicative computer generated image of the development proposed. By way of a brief summary of Burton Property; we are a residential developer based in Hampshire, established in 2005, and we build between 50-70 bespoke new homes per year. Please do visit our website at www.burtonproperty.co.uk for further details; currently in Dorset we are in addition to the White Hart site developing 27 apartments in Poole; a development called Quay West.

We acquired the White Hart land because we believe in the quality of the design, and we are committed to developing the scheme using very high quality materials (for example Portland Stone, and Marnhull Rubble Stone) to ensure that this important gateway into Dorchester is developed to an appropriately high standard. As it stands, our contractors Spetisbury Construction have now concluded the major element of the required sewer diversion works insofar as they affect High East Street, and are focusing now on the internal groundworks on site.

One key issue we have encountered, relates to the White Hart sculpture/statue itself. This weighs approximately one and a half tonnes, and so retaining it on site would actually require a separate piled foundation, to ensure it could be stable in perpetuity. Given the new foundations already needed for the homes, and the relationship between these and the new sewer route, together with the absolute lack of any spare 'space' on site, it is entirely impractical and in fact probably impossible to be able to also accommodate the White Hart on site, in a way that would be completely safe and indeed manageable and maintainable in the longer term.

Having said this, we appreciate the historical significance of the White Hart, and we would be very happy to donate and deliver it to a destination that would find favour with the Town Council, as an alternative to its retention on site. Whether this be the local museum or something similar, or indeed anywhere else the Town Council may suggest, we are happy to be flexible. We do take community consultation very seriously as a company, and as such I wanted to share the issue with you before seeking to vary the planning condition with the case officer.

I would be very pleased to discuss this matter further at your Committee meeting on 2nd March if you would like to, but equally would be happy to hear your views outside of the meeting if you consider this more appropriate. I can be contacted any time on 07754 971 645 or by email adam.obrien@burtonproperty.co.uk

Yours faithfully
For Burton Property

Adam O'Brien
Director

...delivering your property solutions

Dorchester Town Council

Planning and Environment Committee – 2 March 2015

Decisions on planning applications (contrary to Dorchester Town Council's comments)/ withdrawn applications and others of interest.

1. STRATTON HOUSE CAMPUS, HIGH WEST STREET & COLLITON STREET & GLYDE PATH ROAD, DORCHESTER

WD/D/14/000850

Erect 4 new dwellings

Planning permission approved.

Comment of Dorchester Town Council's Planning and Environment Committee 1 December 2014 to revised plans:

Recommend refusal. The positioning of the windows on the first floor of the proposed dwellings would cause significant overlooking and loss of privacy of primary rooms (bedrooms) to the houses on the opposite side of Colliton Street. The proposal is considered to be detrimental to the residential amenity of the occupants of the houses on the opposite side of Colliton Street contrary to Policy DA6 of the WDDC Local Plan (2006) and the NPPF (2012).

2. STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT

WD/D/14/001129

Change of use of existing buildings from B1 office to commercial use on part ground floor and form 15 residential flats

Planning permission approved.

Comment of Dorchester Town Council's Planning and Environment Committee 2 June 2014 to revised plans:

The Committee considered that the alterations to the interior of the buildings to create 2 commercial units and 16 residential flats were acceptable and a good use of the accommodation. There were some concerns that there would be no lift access to the upper floors.

The Committee also had a number of concerns about the application and the fact that planning applications for the Stratton House Campus were being dealt with in a piecemeal way rather than a single application being submitted for the whole site allowing the full extent of the development to be fully assessed. This approach meant that it was not currently possible to assess whether the development satisfied the provision of affordable housing as identified in the Local Plan (Policy HS3) or to assess other contributions and related matters. Overall the Committee considered that, with the number of building groups on the site and the interrelationship between all elements of the site, without an application for the whole site it was not logical, reasonable or appropriate to approve this individual planning application.

3. 70 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES

WD/D/14/002988

Replacement garage and single storey rear extension

Planning permission approved.

Comment of Dorchester Town Council's Planning and Environment Committee on 2 February 2015: No objection however the Committee requested that, if the application was approved, a planning condition be added to the effect that: the development permitted shall not be occupied at any time other than for purposes which form an integral part of the planning unit known as 70 Maiden Castle Road as indicated as being within the red line on the approved plan.

4. STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT

WD/D/14/000217

Change of use of part of the existing office accommodation into 9 dwelling houses and 1 flat

Planning permission approved by WDDC Development Control Committee 15 January 2015.

Comment of Dorchester Town Council's Planning and Environment Committee 3 March 2014 to revised plans:

The Committee had a number of concerns about the application and the fact that planning applications for the Stratton House Campus were being dealt with in a piecemeal way rather than a single application being submitted for the whole site allowing the full extent of the development to be fully assessed. This approach meant that it was not currently possible to assess whether the development satisfied the provision of affordable housing as identified in the Local Plan (Policy HS3) or to assess other contributions and related matters.

There were also concerns about the lack of car parking provision and the knock on effect this would have on the adjoining area, overdevelopment, access issues for waste collection and an inadequate level of bin storage.

The division of the green space on the junction of Colliton Street and Glyde Path Road would create the loss of an important distinctive feature and would not preserve or enhance the Conservation Area (Policy SA21). This division would also adversely affect the setting of the buildings (17 and 17A Colliton Street) acknowledged as curtilage listed buildings in the application's Heritage Statement (Policy SA20).

The historical importance of the area of this site is acknowledged in the Dorchester Conservation Area Appraisal and therefore the Committee considers that a full archaeological survey of the site should be undertaken before any development takes place (Policy SA24).

Overall the Committee considered that, with the number of building groups on the site and the inter-relationship between all elements of the site, without an application for the whole site it was not logical, reasonable or appropriate to approve this individual planning application.

4. **THE MILITARY MUSEUM OF DEVON AND DORSET, THE KEEP, BARRACK ROAD, DORCHESTER, DT1 1RN**

WD/D/14/002876

Installation of 1no. 300mm diameter transmission dish on south-west turret

Planning permission approved by WDDC Development Control Committee 12 February 2015.

Comment of Dorchester Town Council's Planning and Environment Committee 5 January 2015:

Recommend refusal: the addition of the transmission dish would be an incongruous addition to the building and it would fail to preserve the special architectural and historic interest of the Grade II listed building. The proposal fails to preserve or enhance the character of the Conservation Area and it would be detrimental to the character of the application building. The development would be contrary to Policies SA19, SA20 and SA21 of the Adopted West Dorset Local Plan, Policies ENV4, ENV10 and ENV 12 of the Emerging West Dorset and Weymouth and Portland Local Plan and Parts 7 and 12 of the NPPF (2012).

5. **49 SOUTH STREET, DORCHESTER, DT1 1DW**

WD/D/14/002711

Renewal of signage to bank **including**: 2 non-illuminated individual lettering signs, 1 non-illuminated hanging chevron sign, 2 vinyl ATM surrounds and 1 non-illuminated nameplate
Planning permission approved.

Comment of Dorchester Town Council's Planning and Environment Committee 1 December 2014:
Recommend refusal. The application is contrary to the Town Council's policy on internally illuminated shop signage. The proposed external shopfront signage would neither enhance nor preserve the visual amenity and character of the Conservation Area. Also it would be a detrimental and obtrusive addition to the Listed Building.