



Dorchester Town Council

Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF
Telephone: (01305) 266861

For information about this agenda contact Louise Dowell
l.dowell@dorchester-tc.gov.uk

29 July 2015

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday 3 August 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 B. Armstrong-Marshall, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter (the Mayor ex-officio), M. Rennie and D. Taylor

1. Apologies and Declarations of Interest

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 29 June 2015 (adopted by Council on 21 July 2015).

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 and Dorset County Council (list attached).

5. Dorchester Prison Site

Following the presentation by City and Country developers at the last meeting of the Planning and Environment Committee, City and Country held a second stakeholder and public consultation event at the Prison site on 30 June 2015.

The Committee is asked to consider the report of the Town Clerk (attached) regarding comments that the Town Council may wish to make as a formal response to stage two of the consultation process.

6. Dorchester Parking Review

Dorset County Council has started its primary consultation on the schedule of proposals for new Traffic Regulation Orders in Dorchester and the Planning and Environment Committee is asked to consider and comment on these proposals on behalf of the Town Council. Schedules and drawings of the proposals are attached.

7. 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).

8. Urgent Items

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

Planning and Environment Committee – 3 August 2015

Minute Update Report

1. **Minute 96/15 (1 June 2015)**

Minute Update Report

West Dorset District Council's Director of Environment and the Head of Planning (Development Management and Building Control) will be attending the meeting of the Planning and Environment Committee on 5 October 2015.

2. **Minute 104/15 (29 June 2015)**

Parking Issues

a) The Interim Head of Parking and Traffic at WDDC was advised that the Town Council welcomes the fact that WDDC is developing a new parking strategy for Dorchester and invited him to present this to the Committee at the earliest possible opportunity.

He has responded that this is not a task that is achieved over night and is thinking that the earliest that this can be achieved is the end of this financial year.

b) The Interim Head of Parking and Traffic at WDDC was advised that the Town Council considers that the trial of solar powered lighting units should not be carried out in Wollaston Field car park but in a car park that has high usage at night, preferably Upper Fairfield.

He has advised that this project is too far forward for a change of car park and this car park was chosen because of its size and darkness.

In response to further questions raised by the Chairman, he has also advised that the lights were installed a couple of weeks ago, English Heritage were not consulted about the works and no buried structures were found when the lights were installed.

c) The Interim Head of Parking and Traffic at WDDC has been asked to provide the Town Council with the summary of car park usage that is provided for the DTEP Working Group and he has been asked to attend a future committee meeting to give a strategic view on the results of this data.

He has replied that he is happy to do this, however it must be recognised that this data is only showing how many tickets are purchased from the Pay & Display machines and that much more work needs to be undertaken to get a full picture of how many people are parking their vehicles in the car parks. For example those who pay by phone, those who have shoppers permits, season tickets and so on.

Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 3 August 2015

1. **6 WESSEX WAY, DORCHESTER, DT1 2NR**
WD/D/15/001380 [Link](#)
Erection of 1 no. New Dwelling and Formation of New Vehicular Access to Existing Dwelling
2. **4 ST THOMAS ROAD, DORCHESTER, DT1 2PA**
WD/D/15/001392 [Link](#)
Dorchester Conservation Area
Single storey flat roof rear extension
3. **SITE 2.22 WEST OF CORSTON STREET, BRIDPORT ROAD, POUNDBURY**
WD/D/15/001360 [Link](#)
Create one commercial unit and 28 flats/maisonettes arranged in 7 blocks with associated garages, parking and landscaping
4. **11 TEMPLE CLOSE, DORCHESTER, DT1 2QL**
WD/D/15/000313 [Link](#)
First floor extension above existing garage to provide additional bedroom and en-suite
5. **Manor Park C of E V A First School, Mellstock Avenue, Dorchester, Dorset, DT1 2BH**
WD/D/15/001319 [Link](#)
Replacement of asbestos wall panels to existing building with render.
6. **10 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE**
WD/D/15/000994 [Link](#)
2 storey rear extension to provide larger dining area and bedroom.
7. **CHURCH COTTAGE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG**
WD/D/15/000827 Listed Building Consent [Link](#)
Dorchester Conservation Area and Grade II Listed Building
Interior alterations
8. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT**
WD/D/15/000999 [Link](#)
Dorchester Conservation Area and Grade II Listed Building
Change of use from office (B1) to residential (C3)
9. **22 HIGH EAST STREET, DORCHESTER, DT1 1EZ**
WD/D/15/001604 + WD/D/15/001605 [Link](#)
Dorchester Conservation Area and Grade II Listed Building
Alterations & Change of Use to Ground Floor and Convert First Floor Offices (at rear) to Flat (Flat 6)

Dorchester Town Council

Planning and Environment Committee – 3 August 2015

Dorchester Prison Site – City & Country Consultation Exercise

1. City & Country have recently completed their second of four consultation days in relation to the development of the Dorchester Prison site. Members had opportunities to engage with the stage 2 consultation through the attendance of Richard Winsborough, Head of Planning at City and Country, at this Committee on 29 June, by attending the Stakeholder Group Meeting on 30 June and by attending the public open session on 30 June.
2. The consultation exercise this time focused on the following issues:
 - What to retain and what to remove – C&C propose retention of the Gatehouse (listed), main Victorian prison buildings, and some of the Walls, with the removal of all modern buildings and some of the more recent walls
 - Use – options included Residential, Hotel and a Care Home as well as Community space, a Community Centre, Restaurants and Shops and an Art Gallery
 - The priority for the wider community benefit - preserving the Historic Asset, providing Section 106 Contributions or providing Affordable Housing
 - How new buildings should fit onto the site – the 4 early concept designs are shown at www.cityandcountry.co.uk ([Link](#))
3. Using the Town Council's Position Statement, adopted in September 2014, as a guide it would be appropriate for the Town Council to respond to C&C identifying the Council's support for:
 - The proposed retention of the original Victorian buildings and removal of newer buildings
 - The principle of removing sections of the walls, but would like to understand specific details
 - Both residential development and uses that create footfall between the site and the town centre, e.g. small shops, a café or restaurant, gallery space, informal heritage interpretation
 - The parts of the concepts that most integrate the Prison site with the surrounding area, for example the use of smaller scale units on Friary Hill, a clearly defined pedestrian/cycle route linking Glyde Path Road to North Square which incorporates access to the views out across the River Frome
4. Some additional statements to consider might include: -
 - The Town Council consider the provision of Affordable Housing for young people on site as critical to the smooth passage of any application through the planning process. This must be the priority for the public benefit that will be generated from the scheme
 - Given existing plans for other developments in the town it is questionable whether the town's economy would benefit from further hotel space on the Prison site
 - There is also an overprovision of care and residential homes in the town, contributing to an unbalanced population demographic
 - Given other projects already in hand and the proximity to the town centre there is no requirement for a Community Centre or museum space on site, but interpretation of the site's heritage should be integrated into the overall design of the scheme

Adrian Stuart, Town Clerk

PART IV

SCHEDULE OF ROADS IN THE DISTRICT OF WEST DORSET

SCHEDULE 1.01

NO WAITING AT ANY TIME

Location	Description
Dorchester, Alfred Road	On both sides, from a point 19 metres south-west of its junction with Cromwell Road in a north-easterly direction for a distance of 33 metres
Dorchester, Baynard's Road	On both sides, from its junction with Cambridge Road in a southerly direction for a distance of 15 metres
Dorchester, Cambridge Road	On the southern side, from its junction with Baynard's Road in an easterly direction for a distance of 15 metres
Dorchester, Cambridge Road	On both sides, from a point 15 metres west of its junction with Windsor Road in an easterly direction for a distance of 31 metres
Dorchester, Clarence Road	On both sides, from a point 10 metres north of its junction with Treves Road in a southerly direction for a distance of 26 metres
Dorchester, Queens Avenue	On the southern side, from a point 96 metres west of its junction with Lime Close in a westerly direction for a distance of 18 metres
Dorchester, Queens Avenue	On the southern side, from a point 62 metres west of its junction with Clarence Road in a westerly direction for a distance of 20 metres

SCHEDULE 1.01 (continued)

Location	Description
Dorchester, Queens Avenue	On the southern side, from a point 152 metres west of its junction with Clarence Road in a westerly direction for a distance of 30 metres
Dorchester, Queens Avenue	On the southern side, from its junction with Lime Close in a westerly direction for a distance of 23 metres
Dorchester, Queens Avenue	On the southern side, from a point 43 metres west of its junction with Lime Close in a westerly direction for a distance of 23 metres
Dorchester, South Court Avenue	On the south-western side, from its junction with Herringston Road in an easterly direction to its junction with Grosvenor Road
Dorchester, Treves Road	On both sides, from its junction with Clarence Road in a westerly direction for a distance of 12 metres

SCHEDULE 5.10

NO WAITING BETWEEN THE HOURS OF 10.00AM TO 11.00AM AND 2.00PM TO 3.00PM,
MONDAY TO FRIDAY

Location	Description
Dorchester, Wessex Road	On the north-western side, from its junction with Wessex Way in a north-easterly direction for a distance of 115 metres

SCHEDULE 5.10 (continued)

Location	Description
Dorchester, Wessex Road	On the south-eastern side, from the common boundary of Nos. 9 and 11 in a south-westerly direction for a distance of 15 metres
Dorchester, Wessex Road	On the south-eastern side, from the common boundary of Nos. 21 and 23 in a south-westerly direction for a distance of 11 metres
Dorchester, Wessex Road	On the south-eastern side, from the common boundary of Nos. 31 and 33 in a south-westerly direction for a distance of 17 metres
Dorchester, Wessex Road	On the south-eastern side, from the common boundary of Nos. 43 and 45 in a south-westerly direction for a distance of 15 metres all
Dorchester, Wessex Road	On the north-western side, from its junction with Poundbury Crescent (eastern end) in a south-westerly direction for a distance of 165 metres

SCHEDULE 5.25

NO WAITING MONDAY TO FRIDAY 9AM-5PM

Location	Description
Dorchester, Cromwell Road	On the south-eastern side, from its junction with Alfred Road in a north-westerly direction for a distance of 45 metres

SCHEDULE 7.01

NO LOADING OR UNLOADING AT ANY TIME

Location	Description
Dorchester, Williams Avenue	On the south-western side, from a point 25 metres south-east of its junction with the entrance to Dorchester County Hospital in a north-westerly direction for a distance of 50 metres

SCHEDULE 18.10

WAITING LIMITED TO 2 HOURS RETURN PROHIBITED WITHIN 4 HOURS 7AM-6PM

Location	Description
Dorchester, Maiden Castle Road (service Road)	On the southern side, from a point 11 metres from its junction with Maiden Castle Road in an easterly direction for a distance of 16 metres

SCHEDULE 21.05

WAITING LIMITED TO ONE HOUR, RETURN PROHIBITED WITHIN ONE HOUR, BETWEEN THE HOURS OF 8.00AM AND 8.00PM, MONDAY TO SATURDAY, EXCEPT RESIDENT PERMIT HOLDERS VEHICLES

Location	Description
Dorchester, Olga Road	On the northern side, from a point 44 metres west of its junction with Maud Road in an easterly direction to a point 7 metres west of its junction with Alexandra Road

List of Revocations:

SCHEDULE 1.01

NO WAITING AT ANY TIME

Location	Description
Dorchester, Cambridge Road	On both sides, from a point 10 metres west of its junction with Windsor Road in an easterly direction to a point 9 metres east of that junction

SCHEDULE 18.03

WAITING LIMITED TO TWO HOURS, RETURN PROHIBITED WITHIN TWO HOURS,
BETWEEN THE HOURS OF 9.00AM AND 6.00PM, MONDAY TO SATURDAY

Location	Description
Dorchester, Coburg Road	On the southern side, from a point 108 metres east of its junction with Maud Road in an easterly direction for a distance of 38 metres
Dorchester, Coburg Road	On the southern side, from a point 55 metres east of its junction with Maud Road in an easterly direction for a distance of 12 metres
Dorchester, Coburg Road	On the northern side, from a point 16 metres east of its junction with Maud Road in an easterly direction for a distance of 121 metres
Dorchester, Edward Road	On the southern side, from a point 133 metres east of its junction with Maud Road in an easterly direction for a distance of 53 metres

SCHEDULE 18.03 (continued)

Location	Description
Dorchester, Edward Road	On the northern side, from a point 133 metres east of its junction with Maud Road in an easterly direction to a point 7 metres west of its junction with Alexandra Road

SCHEDULE 21.05

WAITING LIMITED TO ONE HOUR, RETURN PROHIBITED WITHIN ONE HOUR,
BETWEEN THE HOURS OF 8.00AM AND 8.00PM, MONDAY TO SATURDAY, EXCEPT
RESIDENT PERMIT HOLDERS VEHICLES

Location	Description
Dorchester, Coburg Road	On the southern side, from a point 23 metres east of its junction with Maud Road in an easterly direction for a distance of 20 metres
Dorchester, Coburg Road	On the southern side, from a point 95 metres east of its junction with Maud Road in an easterly direction for a distance of 6 metres
Dorchester, Edward Road	On the northern side, from a point 14 metres east of its junction with Alexandra Road in an easterly direction for a distance of 20 metres
Dorchester, Edward Road	On the northern side, from a point 49 metres east of its junction with Alexandra Road in an easterly direction for a distance of 9.5 metres

SCHEDULE 21.05 (continued)

Location	Description
Dorchester, Edward Road	On the southern side, from a point 15 metres east of its junction with Maud Road in an easterly direction for a distance of 25 metres
Dorchester, Olga Road	On the northern side, from a point 44 metres east of its junction with Maud Road in an easterly direction to a point 52 metres east of its junction with Maud Road
Dorchester, Olga Road	On the northern side, from a point 58.6 metres east of its junction with Maud Road in an easterly direction to a point 7 metres west of its junction with Alexandra Road

SCHEDULE 22.01

DISABLED PERSONS BADGE HOLDER ONLY

Location	Description
Dorchester, Olga Road	On the northern side, from a point 52 metres east of its junction with Maud Road in an easterly direction for a distance of 6.6 metres



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Alfred Road/Cromwell Road

SCALE	1 : 450
DATE	16/07/2015
DRAWING No.	2066/1/184C
DRAWN BY	AJLB





Key to Restriction Types Displayed

- No waiting at any time
- No waiting Monday to Friday 8am-8am and 3pm-4pm
- Waiting Limited
- Proposed - No waiting at any time



Queens Avenue/Treves Road

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SCALE	1 : 2128
DATE	16/07/2015
DRAWING No.	2066/1/184A
DRAWN BY	AJLB



South Court Avenue

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SCALE	1 : 870
DATE	16/07/2015
DRAWING No.	2066/1/184B
DRAWN BY	AJLB



Key to Restriction Types Displayed

- No waiting at any time
- **Proposed** No waiting Monday to Friday 10am-11am and 2pm-3pm
- Disabled Persons Parking



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Wessex Road

SCALE	1 : 1160
DATE	16/07/2015
DRAWING No.	2066/1/184H
DRAWN BY	AJLB



Williams Avenue

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SCALE	1 : 450
DATE	16/07/2015
DRAWING No.	2066/1/184E
DRAWN BY	AJLB



Olga Road

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SCALE	1 : 874
DATE	16/07/2015
DRAWING No.	2066/1/184F
DRAWN BY	AJLB



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Coburg Road/Edward Road

SCALE	1 : 1295
DATE	16/07/2015
DRAWING No.	2066/1/184G
DRAWN BY	AJLB

Dorchester Town Council

Planning and Environment Committee – 3 August 2015

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

**1. LAND ADJACENT PARKING AREA, ALFRED ROAD, DORCHESTER
WD/D/15/000682**

Erection of a single storey dwelling

Planning permission refused by WDDC 29 June 2015:

The proposed development by reason of its siting, layout, and design would result in an unduly cramped form of development, detracting from the existing sense of spaciousness between properties, to the detriment of the visual amenity and openness of the area, leaving the resultant building at odds with the general proximity and density of buildings in the locality, and out of character with the general design, form and materials which prevail. The proposed dwelling by virtue of its scale, layout and siting would also result in poor living conditions for future occupiers by reason of the enclosed nature of the dwelling resulting in a poor outlook from key habitable rooms, its poor and limited amenity space positioned in close proximity to an area dominated by vehicular movements, and mutual overlooking. In this regard, the proposed dwelling is considered to represent overdevelopment of the site, detracting from the character of the area and resulting in a cramped form of development offering a limited outlook for future occupiers and resulting in an oppressive and enclosed environment. Finally, the proposed dwelling is of a poor design and of limited architectural merit and fails to meet the core planning principle in the NPPF to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. As such this proposal is considered to be contrary to policy DA3, DA5, DA6, DA7 and AH8a of the West Dorset District Local Plan (adopted 2006), policies ENV11, ENV12, and ENV16 of the West Dorset, Weymouth and Portland Draft Local Plan, policy a, h and I of the Design and Sustainable Development Planning Guidelines (adopted 2009) and the National Planning policy Framework (2012).

Dorchester Town Council comment: No objection.

**2. 9 YORK TERRACE, BARNES WAY, DORCHESTER, DT1 2DP
WD/D/15/000759**

Erect single storey rear extension

Planning permission approved by WDDC 24 June 2015 (no planning condition added with reference to a construction management plan).

Dorchester Town Council comment: 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.

**3. 50 HIGH WEST STREET, DORCHESTER, DT1 1UT
WD/D/15/001087 + WD/D/15/001088**

Proposed dwelling in rear courtyard

Planning permission approved by WDDC 10 July 2015. Planning conditions added to protect trees on the site and to protect the character and appearance of the listed walls.

Dorchester Town Council comment: 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.

**4. THE OLD SCHOOL HOUSE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG
WD/D/15/000372 + WD/D/15/000372**

Change of use of offices to a single dwelling house and associated internal changes
Planning permission refused by WDDC's Development Control Committee on 9 July 2015
(the officer recommendation was for approval):

The proposed conversion of the building to a dwelling, by reason of the design and internal layout of the proposed dwelling and the inclusion of the proposed glazed screen, would result in the proposed occupiers having unacceptable living conditions by reason of the restricted outlook from the principal rooms of the proposed dwelling. In addition, the conversion of the building to a dwellinghouse, by virtue of its proximity to the neighbouring property, 1 Grey's School Passage, would result in a detrimental impact to the living conditions for occupiers of this neighbouring property by reason of a loss of privacy and overlooking. The scheme is therefore contrary to Policy DA6 of the adopted West Dorset District Local Plan (2006) and the Core Planning Principles in Paragraph 17 of the National Planning Policy Framework (2012).

Dorchester Town Council comment: Recommend refusal. The use of this property as a residential dwelling would cause unacceptable loss of residential amenity through loss of privacy and overlooking to a neighbouring property. It was considered that this building should not be used for residential purposes unless significant changes could be made to mitigate against such loss of amenity. The development would be contrary to Policy DA6 of the Adopted Local Plan and Section 7 of the National Planning Policy Framework.