

Dorchester Town Council

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29 June 2016

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday 4 July 2016 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 C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, J. Hewitt, 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

It is recommended that any twin hatted Dorchester Town Council and West Dorset District Council Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 6 June 2016 (attached).

3. Planning Applications for Comment

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

4. WDDC - Application for works to trees: WD/TP/16/00190 - SUNNINGHILL PREPARATORY SCHOOL, SOUTH WALKS ROAD, DORCHESTER, DT1 1DT

T.66 - Maple – Fell / 1 No. Horse Chestnut – Fell / 2 No. Sycamores (T.35 and one from G.9)

The Town Council has been asked for its comments on this application as a statutory consultee and following concerns raised previously over a similar application, the Chairman and Vice Chairman agreed that this application should be referred to the Committee for consideration (plan attached).

<http://webapps.westdorset-weymouth.gov.uk/PlanningApps/Pages/Planning.aspx?App=WD/TP/16/00190>

5. Decisions on Planning Applications and Withdrawn Applications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 (attached).

6. Urgent Items

To consider any other items that the Chairman or Town Clerk decides are urgent and that cannot wait for consideration at a future meeting.

Dorchester Town Council

Planning and Environment Committee - 6 June 2016

Present: Councillors C. Biggs, R. Biggs, T. Harries, J. Hewitt, S. Hosford, S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie and D. Taylor

Apologies: Councillor A. Canning Also Present: Councillor G. Duke

1. Declaration of Interest

Councillor Potter stated that as a member of WDDC's Development Control Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate on planning applications at this meeting but not vote on the decisions.

Councillor S. Jones stated that as a member of WDDC's Development Control Committee, she would keep an open mind on the planning applications and consider all information available at each stage of the decision process. She would take part in the debate and vote on planning applications at this meeting.

2. West Dorset District Council and Weymouth & Portland Borough Council Local Plan

WDDC's Corporate Manager - Planning (Community and Policy Development) addressed the Committee giving an update on the review of the Local Plan, which was adopted in October 2015, following comments made by the Planning Inspector and the direction this gave. She spoke about the level of housing supply required until 2031 and beyond, the need for a long term strategy for Dorchester and the constraints of some of the option sites such as highways and heritage issues. Working Groups had been set up involving local Members and she described their role and the timetable for reporting. The District Council was keen to have early consultation with appropriate groups, including the Town Council.

Members then asked questions and discussed a number of points including future pressure on the Town's infrastructure, the impact of second/investment homes and the usefulness of the Town Council undertaking a Neighbourhood Plan.

The Chairman thanked the Corporate Manager for attending the meeting and she offered to come to future meetings as the review process progressed.

The Committee considered that it would not be purposeful to undertake a Neighbourhood Plan at this time but the extent of the Town boundary might need to be reviewed when development sites were identified.

3. Minutes

The Minutes of the meeting of the Committee held on 3 May 2016 were confirmed and signed by the Chairman as a correct record.

4. **Minute Update Report**

Minute 175/15 Parking Issues Monmouth Road (3 May 2016)

A South Ward Member reported on the recent meeting held with Dorset Highways' Community Highway Officer for Dorchester that had been very useful and the officer had been most supportive and helpful.

Resolved

That the Minute Update Report be noted.

5. **Planning Applications**

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

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.

6. **Dorset Highways - Primary Consultation for Traffic Regulation Orders**

a) **Great Western Cross Improvement - Victoria Road Access Only Order**

b) **Dorchester Transport and Environment Plan (DTEP)
High Street / Trinity Street Removal of Parking (No. 2066/1/186)**

c) **Dorchester Transport and Environment Plan (DTEP)
Glyde Path Road Closure**

The Committee considered these Dorset Highway's Traffic Regulation Order proposals and supported all three of them.

Resolved

That Dorset Highways be advised that Dorchester Town Council supports Traffic Regulation Orders:

a) Great Western Cross Improvement - Victoria Road Access Only Order

b) Dorchester Transport and Environment Plan (DTEP)
High Street / Trinity Street Removal of Parking (No. 2066/1/186)

c) Dorchester Transport and Environment Plan (DTEP)
Glyde Path Road Closure

7. **Draft Minerals/Waste Sites Plan Update 2016**

Committee members had looked at the update to DCC's Draft Minerals/Waste Sites Plan and were disappointed that Louds Mill was still identified as the preferred site for Dorchester's household recycling centre. Members considered that the wider area of land identified north west of Stinsford Hill should be the only household recycling centre for the town as this was a much more appropriate site being away from residential areas. The Committee reiterated the comments made at their meeting held on 21 September 2015 about these sites and agreed that these should be resubmitted to DCC.

Resolved

That DCC be advised that Dorchester Town Council considers that (Site WP10) Stinsford Hill is their first option for a Household Recycling Centre and Waste Transfer Facility and that it does not support the use of (WP11) Loudsmill for any use as a future waste site.

8. **WDDC - Application for works to trees:**

WD/TP/16/00148 – Sunninghill Preparatory School, South Walks Road

WDDC's Tree Officer had advised that this application was to be withdrawn and resubmitted and therefore the Committee agreed to defer consideration of this application. The Committee Clerk was asked to try and arrange a site visit before the Committee formally considered a future application for tree works on this site.

Chairman

Dorchester Town Council

Planning applications considered by the Planning and Environment Committee on 6 June 2016

East Ward (Councillors T Harries/S Jones/F Kent-Ledger)

1. **UNIT 7, JONSON TRADING PARK, JONSON TRADING ESTATE, ENTRANCE LANE, DORCHESTER, DT1 1QB - WD/D/16/000501**

Erection of a sign at entrance to trading estate (Retrospective)

No objection

2. **2 ALFRED PLACE, DORCHESTER, DT1 1NW - WD/D/16/001033**

Existing sunroom to rear elevation replaced with new single storey lean-to extension to existing footprint

No objection

North Ward (Councillors R Biggs/A Canning/S Hosford/T Loakes/D Taylor)

3. **11 HIGH EAST STREET, DORCHESTER, DT1 1HS - WD/D/16/000350 + WD/D/16/000351**

Erection of illuminated hanging sign

Recommend refusal. It is considered that the hanging sign by reason of its modern style result in a garish and visually conspicuous appearance. This fails to preserve the special architectural and historic interest of this Grade II listed building, is detrimental to the setting of nearby listed buildings and fails to preserve or enhance the character or appearance of the Conservation Area. As such the development is considered to be contrary to Policies ENV4, ENV 10 and ENV 14 of the West Dorset and Weymouth and Portland Local Plan and Parts 7 and 12 of the NPPF (2012).

4. **45 COLLITON STREET, DORCHESTER, DT1 1XH - WD/D/16/000498 Listed Building Consent**

Take out step at entrance doorway & form ramp with new handrail

No objection

5. **40 LYDGATE STREET, POUNDBURY, DORCHESTER, DT1 3SJ - WD/D/16/000972**

Erect extension

No objection

6. **SITE 2.22 WEST OF CORSTON STREET, BRIDPORT ROAD, POUNDBURY - WD/D/16/000672**

Create 1no. commercial unit and 43 flats/maisonettes arranged in 6 blocks with associated garages, parking, landscaping & boundary walls

Consideration of this application was deferred as the planning authority had agreed, following a request from the applicant, to extend the deadline for representations.

7. **1 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE - WD/D/16/000746**

Rectify damp in the south gable wall

No objection

8. **3-4 AGRA PLACE, DORCHESTER, DT1 1DZ - WD/D/16/000756**
Change of use of former cafe/restaurant with flat above into 3 no. houses and external alterations
No objection

9. **FLAT 1, BENJAMIN FERREY HOUSE, SOMERLEIGH ROAD, DORCHESTER, DT1 1TL - WD/D/16/000641**
Install gas central heating including as external flue
No objection

10. **83 BRIDPORT ROAD, DORCHESTER, DT1 2NH - WD/D/16/001030**
Demolish existing rear extension and replace with flat roof single storey extension
No objection

11. **12A WESSEX WAY, DORCHESTER, DT1 2NR - WD/D/16/000966**
Carry out alterations and extension to form new dwelling
No objection

South Ward (Councillors C Biggs/R Potter/M Rennie)

12. **DUKES, PULLMAN COURT, COPPER STREET, DORCHESTER, DT1 1GA - WD/D/16/000499 + WD/D/16/000500**
Change of use of part of the building from Auction House (Sui Generis) to Cafe (A3) (Retrospective) + Erect one fascia sign (Retrospective)
No objection

13. **36 ROTHESAY ROAD, DORCHESTER, DT1 2DX - WD/D/16/000933**
Erect side extension and new vehicular access and hard standing for parking.
No objection

14. **1 MANOR ROAD, DORCHESTER, DT1 2AU - WD/D/16/000064**
Erection of detached garage with office & en-suite over. Extend existing driveway for vehicular access to garage. (Amended Plan)
No objection

15. **7 CAPITOL CLOSE, DORCHESTER, DT1 2QS - WD/D/16/001036**
Construction of new attached garage and two-storey side extension together with minor domestic alterations
No objection

16. **9 MISTOVER CLOSE, DORCHESTER, DT1 2EQ - WD/D/16/001034**
Erect extension and alterations
No objection

West Ward (Councillors J Hewitt/T Jones)

17. **APPIAN HOUSE, BOWLING ALLEY WALK, DORCHESTER, DT1 1XY - WD/D/16/000747**
Internal alterations to relocate staircase to former position, alter existing ground floor bedroom and form en-suite, alter basement area & minor layout change
No objection
 18. **18 GARFIELD AVENUE, DORCHESTER, DT1 2EZ - WD/D/16/000968**
Erect two storey side extension & front porch
No objection
 19. **8 & 10 WEYMOUTH AVENUE, DORCHESTER, DT1 2EN - WD/D/16/000710**
Single storey rear extension to approved link building
No objection
 20. **1 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF - WD/D/16/001032**
Erect rear lean-to extension in existing footprint of original lean-to extension forming living area.
No objection
- Additional Applications**
21. **8 HIGH EAST STREET, DORCHESTER, DT1 1HS - WD/D/16/001090**
Remove defective beam and install new steel beam with padstone supports
No objection
 22. **9 YORK TERRACE, BARNES WAY, DORCHESTER, DT1 2DP - WD/D/16/001084**
Erect single storey rear extension.
No objection
 23. **18E PRINCES STREET, DORCHESTER, DT1 1TW - WD/D/16/000769 + WD/D/16/001150**
Change of use from retail (Use Class A1) to 2no. guest bedrooms for The Wessex Royale Hotel (Use Class C1)
No objection

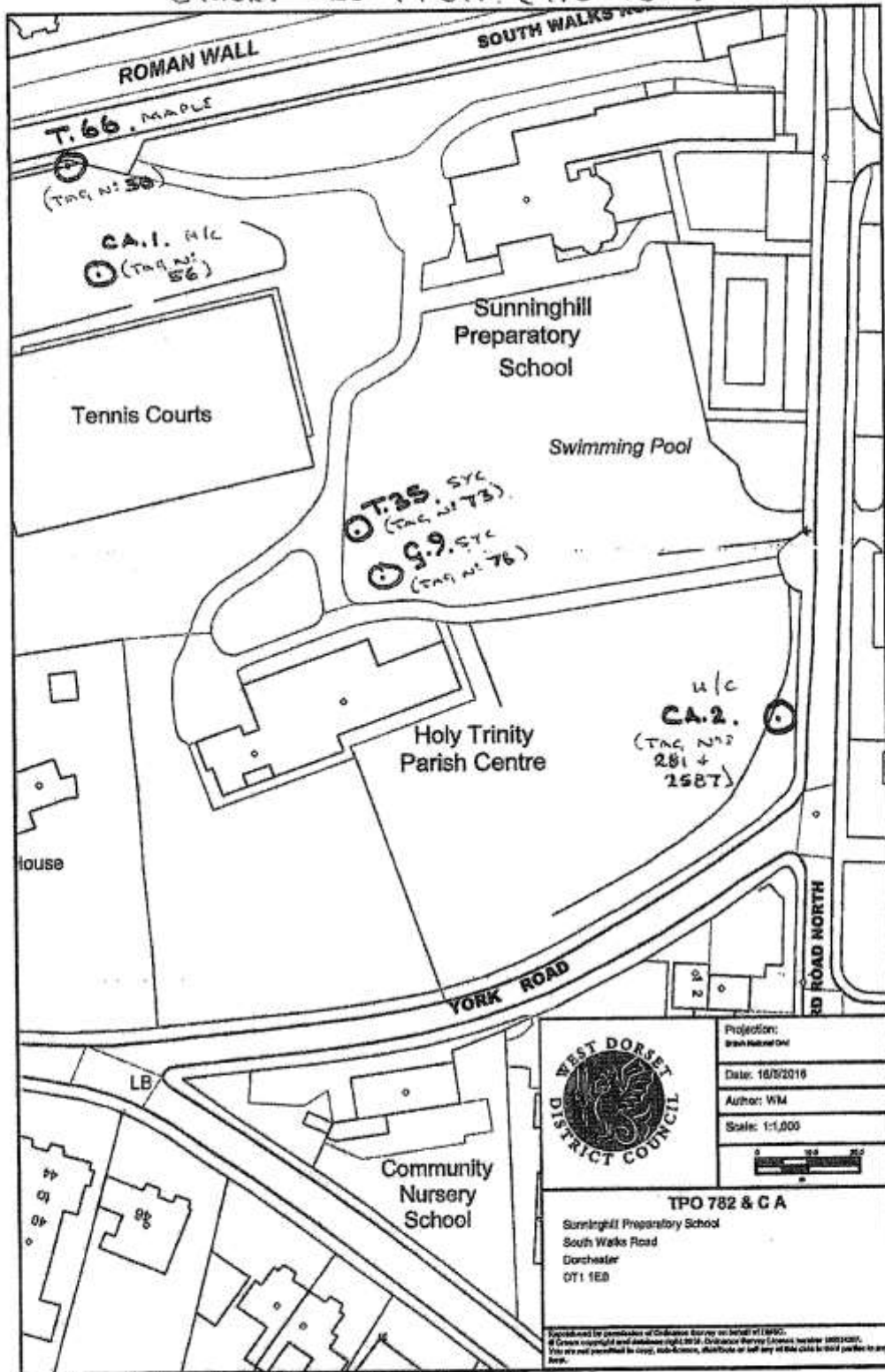
Dorchester Town Council



Planning applications to be considered by the Planning and Environment Committee
on 7 July 2016

	<u>East Ward</u> (Councillors T Harries/S Jones/F Kent-Ledger)
1.	5 ICEN MEWS, DORCHESTER, DT1 1BW - WD/D/16/000869 + WD/D/16/000870 Listed Building Consent Link
	Install new front entrance door to gain access to Icen Way (retrospective)
	Dorchester Conservation Area
	<u>North Ward</u> (Councillors R Biggs/A Canning/S Hosford/T Loakes/D Taylor)
	41 GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/16/000728 Link
	Open up fireplace in lounge and install woodburner and flue. Open up fireplace in bedroom and install cast iron fireplace for effect. Re-painting of front door and install Sky TV dish
	Dorchester Conservation Area and Grade II Listed Building
	17 REEVE STREET, POUNDBURY, DORCHESTER, DT1 3DB - WD/D/16/000888 Link
	Proposed single storey extension to the rear of the existing dwelling.
	KINGS ARMS HOTEL, 30 HIGH EAST STREET, DORCHESTER, DT1 1HF - WD/D/16/000777 + WD/D/16/000778 Link
	Refurbishment of the Grade 2* listed building. Substantial works at ground floor to remove the existing conservatory, extend the WC block and relocate the kitchen to the centre of the building. Works to the upper floors to remove modern fire lobbies from bedrooms and installation of two new skylights at roof level
	Dorchester Conservation Area and Grade II* Listed Building
	12 CEDAR ROAD, DORCHESTER, DT1 2PX - WD/D/16/001079 Link
	Replace existing windows with double glazed UPVC (Part retrospective)
	FLAT, 34A HIGH WEST STREET, DORCHESTER, DT1 1UP - WD/D/16/000901 Link
	Change of use from B1 (offices) to C3 (residential for ground floor)
	Dorchester Conservation Area
	9 PLASSEY CLOSE DORCHESTER DT1 2PR – WD/D/16/001264
	Erection of a dwelling with 2 no. off road parking spaces and refuse area Link
	<u>South Ward</u> (Councillors C Biggs/R Potter/M Rennie)
	7 BARNES WAY, DORCHESTER, DT1 2DZ - WD/D/16/000748 Link
	Erection of two dwellings and extension of residential curtilage.

	4 DRAY HORSE YARD, DORCHESTER, DT1 1GS - WD/D/16/000846 + WD/D/16/000812 Link
	Alter existing shop front to form a bi-folding door + Erect shop signage
	St.Osmunds C.E. Middle School, Barnes Way, Dorchester, DT1 2DZ - WD/D/16/001216 Link
	Proposed 2 storey classroom building annexe, replacement games court with floodlighting and fencing, removal of existing sports pavilion, replacement car park, footpath widening and zebra crossing
	<u>West Ward</u> (Councillors J Hewitt/ T Jones)
	52 BRIDPORT ROAD, DORCHESTER, DT1 2NQ - WD/D/16/001206 Link
	Erection of dwelling with associated access and parking and re-location of existing driveway
	12 BUTTERMARKE T, POUNDBURY, DORCHESTER, DT1 3AZ - WD/D/16/001178 Link
	Change of use from office and retail to D1 use - healthcare for a private chiropody/podiatry practice and associated healthcare professions. Installation of partition walls to create 3 treatment rooms, a staff/storage room, waiting room and disabled access public toilet

CA = CONSERVATION AREA TREES,
OTHERS ARE TPO'S (TPO 782)



	Projection: Ordnance Survey OSGB 36
	Date: 16/07/2019
	Author: WM
	Scale: 1:1,000
	
TPO 782 & CA Sunninghill Preparatory School South Walks Road Dorchester DT1 1EB	
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Dorchester Town Council

Planning and Environment Committee – 7 July 2016

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

1. **1 EGDON ROAD, DORCHESTER, DT1 2EA - WD/D/16/000205**

Extension to provide Annexe

WDDC approved planning permission on 2 June 2016

DTC comment: Recommend refusal Despite the minimal changes in scale and design of the proposed extension, the Committee still considered that 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 ENV10 and ENV12 of the West Dorset Local Plan (2015) and Section 7 of the NPPF (2012).

2. **7 CHESTER CLOSE, DORCHESTER, DT1 2SA - WD/D/16/000153**

Change of Use of Garden workshop into a Curtains and Blinds workshop, running a business from this workshop

WDDC approved planning permission on 9 June 2016. Planning conditions were added regarding work hours and deliveries and it was considered that subject to these conditions restricting work hours to 08:00 – 18:00 Mondays to Saturdays only, with the same time frame for deliveries, that the development would not result in any unduly harmful impact on neighbours amenities or on Highway safety.

3. **SITE 2.22 WEST OF CORSTON STREET, BRIDPORT ROAD, POUNDBURY - WD/D/16/000672**

Create 1no. commercial unit and 43 flats/maisonettes arranged in 6 blocks with associated garages, parking, landscaping & boundary walls

WDDC has advised that this planning application was withdrawn on 17 June 2016.