



# Dorchester Town Council

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29 March 2017

**Agenda** for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday 3 April 2017 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 (the Mayor ex-officio), J. Hewitt, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, 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 March 2017 (adopted by Council on 28 March 2017).

[http://www.dorchester-tc.gov.uk/docs/planning/minutes/170306\\_Minutes.pdf](http://www.dorchester-tc.gov.uk/docs/planning/minutes/170306_Minutes.pdf)

**3. West Dorset District Council's Review of the Local Plan**

To consider the Town Council's response to West Dorset District Council's review of the Local Plan, as drafted by Feria Urbanism following consultation with Town Councillors and interested parties, and to approve the response for submission to West Dorset District Council. (To follow).

<http://www.dorchester-tc.gov.uk/docs/planning/agenda/170403-Local-Plan-Review-feedback.pdf>

**4. Planning Applications for Comment**

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

**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

### Agenda Item 4. - Planning applications to be considered by the Planning and Environment Committee on 3 April 2017

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

1. **3-4 HOLLOWAY ROAD, DORCHESTER, DT1 1LF - WD/D/17/000555 [Link](#)**  
Demolish the existing single storey buildings and build 2no. new three bedroom, two storey dwellings  
Dorchester Conservation Area
2. **MAX GATE, ALINGTON AVENUE, DORCHESTER, DT1 2AB - WD/D/17/000414 + WD/D/17/000415 [Link](#)**  
Development of car park provision with new vehicular access and upgrade to existing garden path. Reorganisation of the existing horticultural glasshouses, compost bins and storage sheds. Replacement tree and hedgerow planting, and provision of additional sheds, bin store and signage.  
Affects the setting of a Listed Building

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

3. **65-66 HIGH WEST STREET, DORCHESTER, DT1 1XA - WD/D/16/002934 + WD/D/17/000483 [Link](#)**  
Refurbishment, re-configuring and extension of the existing Dorset County Museum, installation of new shopfront and demolition of un-listed buildings  
Dorchester Conservation Area and Grade II Listed Building
4. **THE ROYAL OAK, 20-22 HIGH WEST STREET, DORCHESTER, DT1 1UW - WD/D/17/000528 + WD/D/17/000529 [Link](#)**  
Minor alterations to the rear ground floor Doors and window. Replacement of full length window converted to door, to match existing doors. 1 No door removed and serving style window installed in its place with brickwork below. Minor alterations to Ground floor, extension of bar and back bar, Internal alterations to Basement to improve staff areas, Minor alterations internally to First floor, Second and Third Floors to have internal alterations to convert these floors into 8No hotel rooms with en-suite bathrooms. 6No to Second Floor and 2No to Third floor.  
Dorchester Conservation Area and Grade II Listed Building
5. **50 HIGH WEST STREET, DORCHESTER, DT1 1UT - WD/D/17/000425 [Link](#)**  
Variation of condition 1 of planning approval WD/D/15/001087 - to amend the approved site layout  
Dorchester Conservation Area and affects the setting of a Listed Building
6. **20A GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/17/000618 [Link](#)**  
Erection of 2no. semi-detached dwellings with associated off road parking  
Dorchester Conservation Area

7. **WINSLADE HOUSE, WINSLADE STREET, POUNDBURY, DORCHESTER, DT1 3UX - WD/D/17/000655 [Link](#)**  
1 No. Non illuminated projecting sign comprising of painted timber panel fit to ornate steel bracket. 2 No. Sets of Acrylic nameplates on Acrylic backboard. 3 No. Sets of Digitally printed etched glass window vinyl graphics
8. **ARCH POINT HOUSE, 7 QUEEN MOTHER SQUARE, POUNDBURY - WD/D/17/000469 + WD/D/17/000470 [Link](#)**  
Change of use of existing commercial premises to Suigeneris use as Chiropractic Clinic and Installation of non-illuminated fascia sign and non-illuminated hanging sign
9. **12 CORNWALL ROAD, DORCHESTER, DT1 1RT - WD/D/17/000429**  
Rebuild existing office to existing foot print. Re-roof existing porch in lead, clad existing porch & utility in cedar boarding. Repair existing garage & form new entrance door to front elevation & new door & window to rear elevation
10. **FLAT 4, CHURCH CLOSE, CHURCH STREET, DORCHESTER, DT1 1JR - WD/D/17/000417**  
Replace existing wooden windows with wood effect plastic windows  
Dorchester Conservation Area

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

11. **68 WEATHERBURY WAY, DORCHESTER, DT1 2EG - WD/D/17/000354 [Link](#)**  
Erect First Floor Side Extension
12. **11 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2QQ - WD/D/17/000437 [Link](#)**  
Erect Two Storey Extension
13. **61 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG - WD/D/17/000428 [Link](#)**  
Single storey lean-to extension forming enlarged lounge & porch. Two storey side extension forming garage, shower room & study to ground floor with 2 bedrooms & bathroom to first floor

**West Ward (Councillors J Hewitt/T Jones)**

14. **53 OLGA ROAD, DORCHESTER, DT1 2LY - WD/D/17/000357 [Link](#)**  
New flat roof rear dormer
15. **UNIT 10, GREAT WESTERN INDUSTRIAL ESTATE, DORCHESTER, DT1 1RD - WD/D/17/000490 [Link](#)**  
Erection of 7no. signs
16. **200 BRIDPORT ROAD, POUNDBURY, DORCHESTER, DT1 3BN - WD/D/17/000664 [Link](#)**  
One sign 637mm x 345mm hanging sign One number fascia sign 1000mm x 750mm Two number frosted vinyl signs above rear and main entrance doors

## **Dorchester Town Council**

### **Planning and Environment Committee – 3 April 2017**

**Agenda Item 5. Decisions on planning applications (contrary to Dorchester Town Council's comments)/withdrawn applications and others of interest.**

**1. 15 ALINGTON ROAD, DORCHESTER, DT1 1NS - WD/D/17/000240**

Single off road parking space with dropped kerb (Resubmission)

Application approved by WDDC on 21 March 2017. Extract from Planning Officer's report:

....this revised application has been considered to be appropriate by the Highway Authority.

The County Highway would normally require a depth of 5m from the back of footway to accommodate parking at right angles to the road, however, the relative position of the footways, adjacent walls and driveways shows that the minimal reduction in depth will not lead to the obstruction of pedestrians. Therefore it is considered that the proposal would not compromise road safety.

DTC comment: Recommend refusal. The Committee considered that the comments of DCC Highways\* in regard to planning application WD/D/16/002597 were relevant to this application in that the depth of the hard standing provision on the site was still less than the minimum required depth of 5 metres

\*The County Highway Authority recommends that permission be REFUSED for the following reason:- The proposed hard stand provisions for the parking of a motor vehicle are considered, by lack of depth (minimum requirement of 5.0m) to be unsatisfactory, not in conformity with the council's standards applicable to this type of development and likely to lead to vehicular overhang of the footway, thereby being detrimental to highway safety.