



# Dorchester Town Council

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31 May 2017

**Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 5 June 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, J. Hewitt, S. Hosford (the Mayor ex-officio), S. Jones, F. Kent-Ledger, T. Loakes, R. Potter (Chairman), 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 2 May 2017 (adopted by Council on 23 May 2017).

[Link](#)

## 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. Ironman 70.3 Weymouth**

The Ironman 70.3 Weymouth event will take place on Sunday 17 September 2017. The 2016 event had considerable impact on the local road network and the organisers for 2017 have now distributed advance notice of the route and the roads that will be affected.

[Map](#)

[Ironman 70.3 Weymouth website](#)

**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 Decisions on Planning Applications and Withdrawn Applications**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made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note attached).

**7. 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.

## Planning and Environment Committee – 5 June 2017

### Agenda Item 3. - Minute Update Report

#### 1. Minute 92/17 Buses

The Town Clerk met with DCC Community Transport officers to discuss various bus issues in the Town and raised the points made by the Planning and Environment Committee regarding extending the route of Poundbury buses to include Fordington High Street for Damers Road school pupils.

The officers advised that as Damers School was less than two miles from anywhere in Dorchester, there was no requirement to provide school transport. However, DCC would be looking at issues raised with them about the Damers School's move at the end of the first term.

The Town Clerk is continuing to look into community transport issues and will report further to Policy Committee as necessary.

#### 2. Minute 92/17 West Dorset District Council Review of the Local Plan

WDDC were asked to confirm and clarify if the responses to the Local Plan review consultation would be publically available and also the process and timetable for progressing the review of the Local Plan. Also WDDC officers were asked to give the Committee an update presentation on progressing the review of the Local Plan if appropriate.

In response, the Corporate Manager - Planning (Community and Policy Development) replied on a preliminary basis:

'WDDC are hoping to make all the responses (redacted to remove personal information) available online, but the consultation database is still being constructed and so they cannot yet confirm when this will be done.

Between now and the 'preferred options' stage, WDDC will not only be going through and considering all the consultation responses, but will also be commissioning further research including a retail needs assessment for all the main towns, and further work on landscape and heritage sensitivity of potential development sites.

WDDC are also anticipating that the Government will bring in a new standard methodology for assessing district wide housing requirements, as put forward in the Housing White Paper, and as long as this is not significantly delayed, WDDC would want to time their preferred options consultation so that it is after the release of the new methodology, so that they know what the implications are for their plan. Because of this, it is more likely that the preferred options consultation will be in the new year of 2018 rather than at the end of 2017 as WDDC had originally intended.

WDDC officers would be happy to attend a future committee meeting later on in the year when they are a bit clearer on some of these issues. In the meantime if it would be helpful to meet up with officers to run through some of the questions the Town Council has raised and they could also do that.'

#### 3. Minute 94/17 Herringston Road Kerb Stones

The Town Clerk will be presenting a report to Policy Committee in July regarding consideration of the Town Council establishing a policy regarding supporting highways and related works. Therefore he has suggested that it is prudent to defer progressing this item until Members have made a decision on adopting such a policy.

#### Minute 94/17 Syward Road Green

The Committee Clerk discussed the possibility of planting trees and/or installing benches on Syward Close Green with DCC's Community Highways Officer for Dorchester and his view was that planting trees would not be appropriate but the installation of benches could be.

4. **Minute 96/17 Decisions on Planning Applications**

The Committee Clerk contacted the National Trust for further information regarding the reasons for the Max Gate planning application being withdrawn.

The National Trust's Building Surveyor for the South West Region has advised that Historic England had raised some concerns about the archaeological evaluation of the site and therefore the National Trust decided to withdraw the application and to carry out some additional archaeological investigations.

## Dorchester Town Council

### Agenda Item 4. - Planning applications to be considered by the Planning and Environment Committee on 5 June 2017

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

1. **30 BALMORAL CRESCENT, DORCHESTER, DT1 2BW - WD/D/17/000888 [Link](#)**  
Erect front single storey lean-to porch extension
2. **8 GATCOMBE CLOSE, DORCHESTER, DT1 2AW - WD/D/17/000872 [Link](#)**  
Demolish existing garage and erect 2 storey side extension forming store, utility & living area to ground floor with 2 bedrooms to first floor. Form lean-to single storey extension to front to form porch area & extended kitchen/dining area
3. **8 HIGH EAST STREET, DORCHESTER, DT1 1HS - WD/D/17/000898 + WD/D/17/000899 [Link](#)**  
Internal and external Works  
Dorchester Conservation Area and Grade II Listed Building
4. **FLAT 8, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU - WD/D/17/000916 [Link](#)**  
Replacement windows  
Dorchester Conservation Area

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

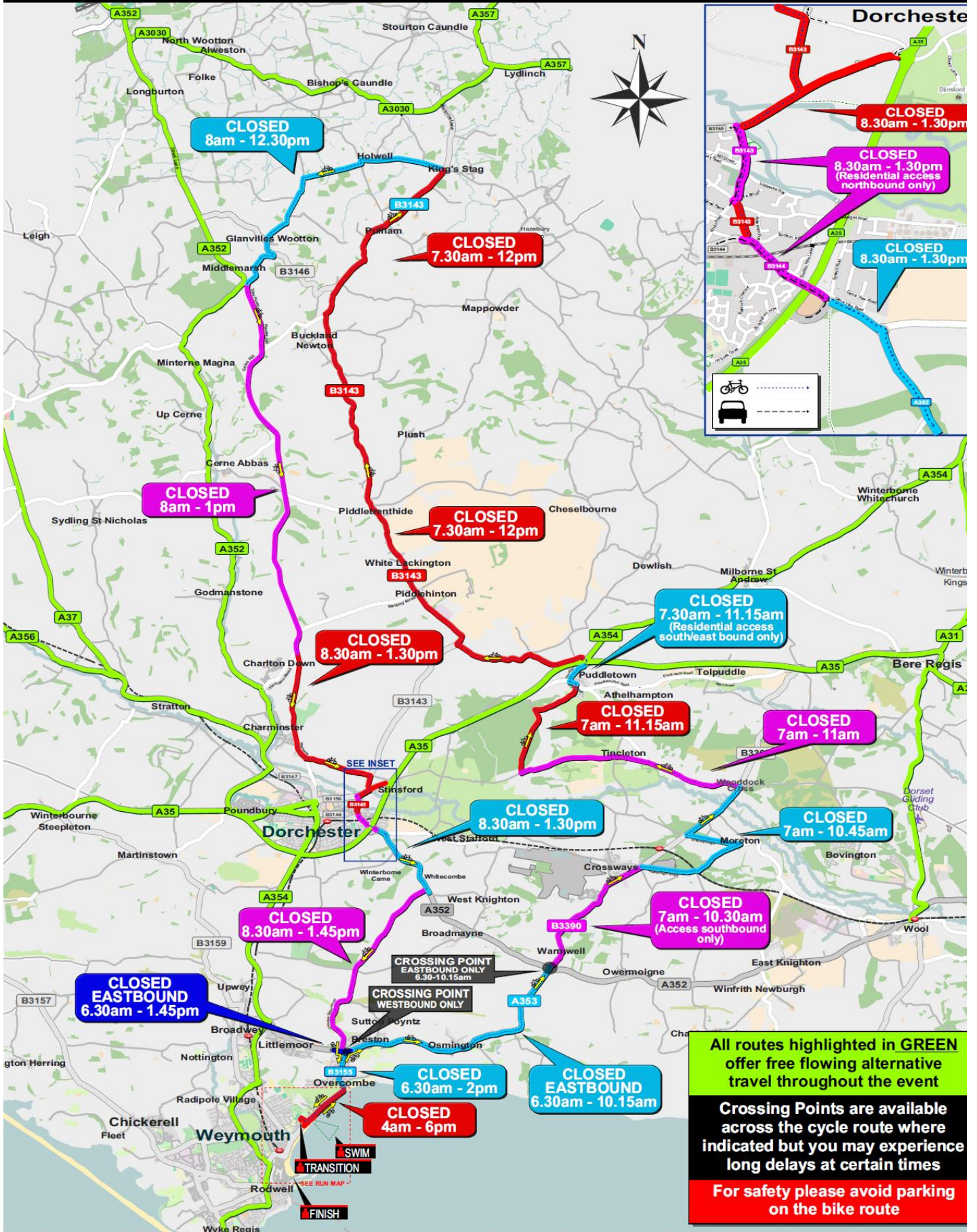
5. **6 ALEXANDRA TERRACE, DORCHESTER, DT1 1UE - WD/D/17/001024 [Link](#)**  
Internal alterations at ground floor level to improve fire precautions  
Dorchester Conservation Area and Grade II Listed Building
6. **SOUTHFIELD VETERINARY CENTRE, SOUTH WALKS ROAD, DORCHESTER, DT1 1DU - WD/D/17/001018 [Link](#)**  
Internal alterations to the second floor above veterinary practice, to provide a residential 2 bed roomed flat
7. **17 BRIDPORT ROAD, DORCHESTER, DT1 2NG - WD/D/17/000786 [Link](#)**  
Erection of a log cabin in rear garden

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

8. **93 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA - WD/D/17/001036 [Link](#)**  
Erect new pitched roof to front elevation & conversion of roof space to form master bedroom with en-suite. Demolish existing garage & utility & erect new larger garage. Erect rear flat roof extension.
9. **83 WEATHERBURY WAY, DORCHESTER, DT1 2EE - WD/D/17/000789 [Link](#)**  
Replacement single storey "wrap round" structure
10. **2 BRITANNIA WAY, DORCHESTER, DT1 2QR - WD/D/17/000930 [Link](#)**  
Removal of plants and bushes and erect a 2000mm vertical high timber fence (with gravel board) along boundary
11. **2 POPE STREET, DORCHESTER, DT1 1GW - WD/D/17/001033 [Link](#)**  
A fascia sign, folded ALI powder coated tray with back illuminated push through acrylic letters and a bus stop sign, folded tray with vinyl applied lettering

**West Ward (Councillor J Hewitt)**

No applications



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**Agenda Item 6. Decisions on planning applications (contrary to Dorchester Town Council's comments)/withdrawn applications and others of interest.**

- 1. 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  
WDDC advise that this application has been withdrawn from the planning register.