



Dorchester Town Council

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28 June 2017

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **3 July 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 5 June 2017 (attached).

[Link](#)

3. Minute Update Report

To receive and consider the minute updates reported (attached). The report includes a recommendation from the Town Clerk regarding engaging specialist planning advisors to review the North Dorchester Consortium's submission to the Local Plan Review.

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 Decisions on Planning Applications and Withdrawn Applications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made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note attached).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

Planning and Environment Committee – 3 July 2017

Agenda Item 3. - Minute Update Report

1. Minute 3/17 (5 June 2017)

Buses (DCC subsidy)

The Planning and Environment Committee has previously considered the impact of Dorset County Council's decision to remove bus subsidies for the route 1/2 town service and the subsidy will be withdrawn at the end of July.

DCC's Public Transport team has, however, advised that Damory, who have recently secured the school bus contract for Dorchester schools, is intending to run a modified service along similar lines to the 1/2 route. Officers have made contact with Damory to understand the detail of the proposal, to cover issues such as weekend and school holiday provision and school user provision.

As there is no obligation on the operator to deliver the service in the future, officers intend to undertake survey work with users and non-users during July to document current usage and identify the benefits that the current service offers.

More detail will be provided to the Policy Committee in due course.

2. Minute 3/17 (5 June 2017)

West Dorset District Council Review of the Local Plan

a) It has been agreed, provisionally, that WDDC's Corporate Director for Planning (Community and Policy Development) will attend the meeting of the Planning and Environment Committee on 4 September 2017 to give an update on the review of the Local Plan.

b) The Council submitted its response to the West Dorset Local Plan Review in April.

Subsequently, the Town Clerk has received a copy of a submission made by Turnberry on behalf of the North Dorchester Consortium, along with a request that the Town Council considers meeting with Turnberry.

The submission is comprehensive and technical. Prior to any discussion about how the Council should react to the request for a meeting it would be advantageous for the Council to receive advice from its planning advisor. This proposal received the support of Members at the Corporate Plan Workshop on 20 June 2017.

Recommendation

That Feria Urbanism are appointed to undertake a review of the North Dorchester Consortium's submission to the Local Plan Review and advise on the options for the Council to consider regarding engagement with the Consortium; the appointment to be funded from the Corporate Projects Reserve.

3. Minute 5/17 (5 June 2017)

Ironman 70.3 Weymouth

Letters were sent to Casterbridge Rotary Club and White Star Running giving the Town Council's congratulations on the organisation of the Ironman 70.3 Weymouth event.

Dorchester Town Council

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

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

1. **FORDINGTON DAIRY, ATHELSTAN ROAD, DORCHESTER - WD/D/17/001164 + WD/D/17/001165 [Link](#)**
Replace timber side gate and panel with steel gate and fixed screen
Dorchester Conservation Area and Grade II Listed Building
2. **4 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/17/001273 + 001274 [Link](#)**
Conversion of upper floor and part ground floor to form 1no.residentialunit and alterations to windows and double door
Dorchester Conservation Area and Grade II Listed Building
3. **12 SOUTH WALKS ROAD, DORCHESTER, DT1 1ED - WD/D/17/001247**
Demolition of existing dilapidated conservatory and replacement with timber frame garden room, extension of rear wet room, and internal renovations, including loft conversion and velux roof windows
Dorchester Conservation Area

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

4. **H M PRISON DORCHESTER, 7 NORTH SQUARE, DORCHESTER,DT1 1HY - WD/D/17/001269 [Link](#)**
Change of use of the main cell blocks & gatehouse to residential accommodation (use class C3) (60 units) with an interpretation space in the gatehouse. Construction of new residential blocks & residential terrace (use class C3) (125 units) & associated landscaping and car parking. Demolition of a number of non-Listed buildings. Alterations to public realm & highways in North Square and The Bow. Application to vary conditions 6 (landscaping), 17 (balconies/privacy screens), 18 (boundary treatments), 20 (eastern boundary wall), 21 (materials), 22 (windows) and 23 (making good of the perimeter walls) of planning permission WD/D/16/002697 to change the timeframes for submission of information requested under these conditions to after the commencement of the development.
Dorchester Conservation Area and Grade II Listed Building

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

5. **83 WEATHERBURY WAY, DORCHESTER DT1 2EE - WD/D/17/000789 (Revised plans) [Link](#)**
Replacement single storey "wrap round" structure
6. **6 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/17/001210 [Link](#)**
Single storey, dual pitched rear extension
7. **23 HERRINGSTON ROAD, DORCHESTER, DT1 2BS - WD/D/17/001246 [Link](#)**
Replace a detached Garage with new s/s dual pitched, ancillary accommodation

West Ward (Councillor J Hewitt)

8. **13 & 13A LOUISE ROAD, DORCHESTER, DT1 2LT - WD/D/17/001406 [Link](#)**
Use of No13A Louise Rd as a separate dwelling from No13 Louise Rd (Certificate of Lawfulness)
9. **2 MAUD ROAD, DORCHESTER, DT1 2LN - WD/D/17/001118 [Link](#)**
Addition of ramped entrance to the store to create a ramp that is less steep than the existing one
10. **10 JAMES ROAD, DORCHESTER, DT1 2HB - WD/D/17/001206 [Link](#)**
Erect two storey rear extension

Dorchester Town Council
Planning and Environment Committee – 3 July 2017

Agenda Item 5. 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/17/000247

Erection of a new cottage on land adjacent to the shared parking area, at the end of Alfred Road, Dorchester

Application refused by WDDC 30 May 2017:

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 scale of the proposed dwelling would also be out of proportion with the surrounding built form including the adjacent back to back properties. The siting of a dwelling in this amenity area above the level of Alfred Road would thus appear as an incongruous freestanding structure unrelated to the

terraced pattern of development in the area. This would be significantly harmful to the appearance of Alfred Road. The proposed development is therefore contrary to Policies ENV10 and ENV12 of the adopted local plan and Section 7 of the NPPF, in particular paragraph 64.

2. Due to its close proximity, the proposed dwelling house would have a detrimental impact on the amenity and outlook of the properties at nos.72 and 74 resulting in oppressive living conditions for the occupiers of these dwellings. It would be sited in close proximity to the only gardens and primary windows serving these properties leading to an overbearing impact on the amenity areas and an oppressive outlook for the occupiers of these dwellings. As such the proposed development is contrary to Policy ENV16 of the adopted local plan.

DTC: No objection.

2. 17 BRIDPORT ROAD, DORCHESTER, DT1 2NG - WD/D/17/000786

Erection of a log cabin in rear garden

WDDC advise that this application was withdrawn from the planning register on 15 June 2017.

DTC comment at Planning and Environment Committee 5 June 2017: Recommend refusal/withdrawal of the application. From the two plans provided on DorsetForYou relating to the application, there is insufficient information available to be able to take a view on the application, for example there are no plans of the elevations.