



# Dorchester Town Council

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4 April 2018

**Agenda** for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on 9 April 2018 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 March 2018 (attached).

## **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. Scaffolding**

A Committee member has raised the issue of the length of time that scaffolding has been up outside of 1A and 1B South Street and the Chairman has agreed that the Committee should be asked for its view on this.

**6. Planning Issues to Note**

To note any planning related issues including decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).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.

## **Dorchester Town Council**

### **Planning and Environment Committee – 9 April 2018**

#### **Agenda Item 3. Minute Update Report**

1. **Minute 45/17(8 January 2018)**

**Herringston Road Kerb Stones**

In consultation with the Committee Chairman, the 'no parking on the verge' signs have been installed in strategic points in Herringston Road.

2. **Minute 63/17 (5 March 2018)**

**Urgent Items**

DCC was requested to add the stretch of road between the junction of Herringston Road and Mellstock Avenue and the entrance to the Joseph Weld Hospice to their gritting schedule, following the bad weather at the beginning of March, and it has been agreed that this stretch of the road will be added to their gritting/salting network.

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**Agenda Item 4. Planning Applications for Comment**

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

1. **6 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AQ - WD/D/18/000382 [Link](#)**  
Erection of two storey rear extension

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

2. **48 SOMERLEIGH ROAD, DORCHESTER, DT1 1TJ - WD/D/18/000318 [Link](#)**  
Erection of single storey rear extension. Alterations to second floor to include installation of conservation roof light.  
Dorchester Conservation Area
3. **LIDL, THE GROVE, DORCHESTER, DT1 1XU - WD/D/17/003034 [Link](#)**  
Demolish existing building. New Lidl foodstore (Use Class A1) with highway improvement scheme, associated vehicular access, parking, servicing provisions & landscaping. Relocation of operational parking for Loders servicing/repair garage to land north of Hangman's Cottage - (Variation to condition 18 of planning permission ref 1/D/10/000674 [Link](#) regarding delivery hours)  
Dorchester Conservation Area
4. **6 TRINITY STREET, DORCHESTER, DT1 1TT - WD/D/18/000074 [Link](#)**  
Formation of new access door within existing shop front. Fit new enclosed staircase up to existing first floor flat. Remove 3No. windows and replace with new escape type windows. Internal alterations to shop and first floor flat.  
Dorchester Conservation Area
5. **3 BABENY WALK, POUNDBURY, DORCHESTER, DT1 3TR - WD/D/18/000322 [Link](#)**  
Change of use from D1 to a Beautician (Sui Generis)

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

6. **6 ASHLEY ROAD, DORCHESTER, DT1 2DJ - WD/D/18/000451 [Link](#)**  
Erection of a first floor rear extension

**West Ward (Councillor J Hewitt)**

7. **29-31 DAMERS ROAD, DORCHESTER, DT1 2JX - WD/D/18/000314 [Link](#)**  
Demolition of existing coach works and replace with 9 flats  
Dorchester Conservation Area
8. **9 CASTLE CLOSE, DORCHESTER, DT1 2JE - WD/D/18/000416 [Link](#)**  
Proposed Change of use from C3 (Residential) to mixed use C3 (Residential) and D1(b) (for use as a creche, day nursery or day centre)

**Agenda Item 6. Planning Issues to Note**

**1. 10 MAUD ROAD, DORCHESTER, DT1 2LW - WD/D/17/002962**

Change of use of a former Post Office(A1) to residential (C3A)

WDDC refused this application on 6 March 2018:

The proposal would lead to loss of a community facility (a shop unit) in the shopping area in a sustainable location where there is demand for community facilities and people seeking local goods and services living close by in the immediate vicinity. It would also lead to a loss of vitality for the shopping area as the offering would be reduced and thereby become less attractive to potential customers. The proposal is therefore contrary COM3 of the West Dorset, Weymouth and Portland Local Plan 2015 and National Planning Policy Framework: Core Planning Principles; and Part 8: Promoting Healthy Communities.

DTC comment 5 February 2018: No objection.

**2. 41 ACKERMAN ROAD, DORCHESTER, DT1 1NZ - WD/D/17/002817**

Demolish wall and erect a 6ft fence

WDDC advise that this application was withdrawn on 6 March 2018.

Dorchester Town Council comment 5 February 2018: Recommend refusal: The proposed boundary wall, due to its positioning and size would appear unduly dominant and prominent in the street scene and would interrupt the open character of the street frontages on this estate. It would be out of character with the area and form a dominating feature that would integrate poorly with the distinctiveness of the local area. As such it would be detrimental to visual amenity and would be contrary to Policy ENV. 10 of the West Dorset, Weymouth and Portland Local Plan.

Members also had some concerns that the boundary wall could have a detrimental effect of visibility/the line of sight for vehicles entering Ackerman Road from Alington Avenue.

**3. 15 GROSVENOR CRESCENT, DORCHESTER, DT1 2BA - WD/D/17/003005**

Demolition of conservatory, lobby and store and erect a single storey extension

WDDC advise that this application was withdrawn on 12 March 2018

**4. 32 HIGH WEST STREET, DORCHESTER, DT1 1UP - WD/D/17/002128 + WD/D/17/002087**

External wall mounted internally illuminated sign

WDDC refused these applications on 15 March 2018: It is considered that the signage, by virtue of its size, design, materials and type of illumination, results in inappropriate signage that fails to respect the character and setting of the Conservation area. The proposal is therefore contrary to Policies ENV4 & ENV14 of the West Dorset, Weymouth & Portland Local Plan 2015.

DTC comment 5 February 2018: Recommend refusal –Dorchester Town Council has a policy to object to planning applications for internally illuminated shop signage in South Street, High West Street and High East Street. The aim of this policy to protect and enhance the Conservation Area and Listed buildings as per Policy ENV4 of the adopted Local Plan.

**5. MARION DUNLOP HOUSE, 8 PRINCE OF WALES ROAD,DORCHESTER, DT1 1PW - WD/D/17/002943**

Erection of 1no.non-illuminated aluminium hoarding sign

WDDC advise that this application was withdrawn on 15 March 2018.

DTC comment 5 February 2018: Recommend refusal. The Committee considered that the sign would be too large and would appear unduly dominant and prominent in the street scene therefore detracting from the visual amenity and historic character of the Conservation Area.

The proposed development would therefore be contrary to Policy ENV4 of the adopted Local Plan.

**6. CHURCH COTTAGE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG - WD/D/18/000002**

Replace Cement Tiles with Slate

WDDC advise that this application for a Certificate of Lawfulness was withdrawn on 15 March 2018

**7. REVISION OF THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

The Government is currently consulting on its revision of the NPPF and the consultation documents plus details of how to respond can be found via the following link:

<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

West Dorset District Council will be considering its response to the consultation at the meeting of its Strategy Committee on 24 April 2018 (report by Trevor Warwick) and Town Councillors may wish to pass on any comments to their District Councillors.

The consultation closes on 10 May 2018.

**8. BLOCK 35, 36 AND 39, SECTOR 3.20, POUNDBURY - WD/D/17/001434**

Alterations in association with: (1) subdivision of existing maisonette into two flats (Block 35); (2) replace the proposed plant room with an additional maisonette (Block 36); and (3) conversion of ground floor commercial space to two flats (Block 39)

WDDC advise that this application was withdrawn on 20 March 2018.