

# **DORCHESTER TOWN COUNCIL**

## **PLANNING AND ENVIRONMENT COMMITTEE**

**5th AUGUST, 2013**

**PRESENT** Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, R.M. Biggs, T.C.N. Harries, S.C. Hosford, Trevor Jones, F.E. Kent-Ledger (Chairman), R.B. Potter, M.E. Rennie and D.S. Roberts.

**APOLOGIES** for absence were received from The Mayor (Councillor E.S. Jones) and Councillor D. Taylor.

17. **MINUTES**

The Minutes of the Meeting of the Committee held on 1st July, 2013, adopted by Council on 23rd July, 2013, were taken as read and were confirmed and signed by the Chairman as a correct record.

18. **MINUTE UPDATE REPORT**

It was agreed that the Committee Clerk should send a copy of the response of the letting agent regarding 14 South Street, Dorchester to the Dorchester BID.

A Member raised concerns about parking issues in Williams Avenue and asked that this item be considered at the next meeting of the Traffic Panel.

19. **DORCHESTER AREA COMMUNITY PARTNERSHIP (DACP)**

Councillor T James, Chairman of the DACP and Ms M Clarke, West Dorset District Council link officer addressed the Committee, giving Members an update on the progress and success of ongoing projects and on the role of DACP and its partnership working.

(Councillor F. Kent-Ledger left the meeting at this point and the Vice Chairman took the Chair of the meeting).

They reported that the Community Plan and Action Plan had been launched and a new Service Level Agreement had been signed, guaranteeing funding for the next three years. The DACP was aiming to reach as many new people as possible through new initiatives and emphasis was placed on building good relationships with partner organisations to strengthen joint working.

Members asked questions about the involvement of Parish Councils and the input of the Primary Care Trust (PTC) into the DACP. They were advised that Parish Council involvement was informal but some Parish Councils were fully committed and the future of the PTC representative was being pursued. Comment was also made about the work of the Friends of West Station and new members on the DACP Steering Group from Dorchester Prison.

The Committee supported the work being undertaken by the DACP.

20. **CAR PARKING ISSUES – WOLLASTON ROAD**

Mr Stokes, a resident of Wollaston Road, addressed the Committee and he detailed the traffic problems being experienced in the narrow road, particularly with traffic speeds and motorists ignoring the one way signs. He also mentioned the narrow pavements, inadequate traffic signage and his concerns about the safety of pedestrians.

A Member mentioned the results of the recent Dorset County Council (DCC) speed survey in the road, the findings of which did not evidence further traffic works being undertaken. The Committee discussed introducing a 20mph restriction in the road but were aware of DCC's policy on this plus the costs and enforcement issues. They thanked Mr Stokes for providing more evidence for 20mph zones in the town and would ask DCC to make any improvements they could.

It was

**RESOLVED**

- (1) That the evidence from DCC's speed survey carried out at Wollaston Road be considered at a future meeting of the Planning and Environment Committee.
- (2) That the information provided by Mr Stokes be considered by the next meeting of the Traffic Panel.
- (3) That the Town Clerk write to Dorset County Council requesting that they ensure that the road signage to Wollaston Road is clear and visible and also requesting that a red strip be painted onto the road to reinforce the no entry point.

(Councillor R.B. Potter withdrew from the meeting at this point.)

21. **PLANNING APPLICATIONS FOR COMMENT**

(Councillor F. Kent-Ledger rejoined the meeting during this item and Councillor Trevor Jones left the meeting during this item).

The Committee considered planning applications referred to the Council for comment by West Dorset District Council and it was

**RESOLVED**

That the comments agreed on the various planning applications and set out at Appendix 1 be notified to West Dorset District Council.

(Councillor R.B. Potter rejoined the meeting)

22. **CAR PARKING ISSUES – ALFRED PLACE**

The Committee considered the request from a local resident for the Council to support a residents' parking scheme in Alfred Place. Members noted that DCC had explored the introduction of permits in this area on three previous occasions.

It was

**RESOLVED**

That the resident be thanked for drawing his concerns to the Council's attention and that he be advised of the previous work undertaken by DCC.

23. **DORSET COUNTY COUNCIL**

(a) Proposed Changes to Bus Routes, subsidised by Dorset County Council, from 2014

The Committee understood that the Town Clerk would be responding formally to Councillor Flower's letter and points they wished to be included in this response were:

- Members regretted the loss of many local bus services
- DCC should continue to investigate the provision of sustainable and alternative transport
- The continued provision of public transport at weekends was an important issue for village residents.

(b) Temporary Traffic Regulation Order

The Committee noted the Temporary Traffic Regulation Order creating a loading bay on the east side of Trinity Street.

(c) Temporary Road Closures

The Committee noted the Temporary Road Traffic Regulation Orders relating to various road closures around the Dorchester Showground and Damers Road.

24. **WEST DORSET DISTRICT COUNCIL**

(a) Local Plan Submission

The Committee agreed that all Members needed to be vigilant and proactive with regards to any future inclusion of the land to the south east of Dorchester, near Came Down, for building development in the Local Plan.

(b) Trees

The Committee noted the various trees works detailed on the agenda.

(c) Decisions on Planning Applications

The Committee noted the decisions made by West Dorset District Council on planning applications previously referred to this Council for comments and particularly noted the changes made to the plans of Application No: 1/d/13/0662 regarding signage at the Royal Oak, High West Street.

(d) Withdrawal of Planning Application – 1/D/13/000620 – Single storey side extension of ancillary accommodation at 8 Garfield

The Committee noted that this planning application had been withdrawn.

25. **URGENT ITEMS**

The Committee was advised that the Dorchester Community Church was nearly ready to submit its planning application and had suggested a meeting with Town Councillors and planning officers from West Dorset District Council. Members supported this proposal and agreed that they should have such a meeting to give their views on the planning application before it was finalised.

It was

**RESOLVED**

That, subject to confirmation, an informal meeting of Planning and Environment Committee Members would be held on Wednesday 21st August, 2013 at 7.00pm to consider the proposed planning application for the Dorchester Community Church.

Chairman

**DORCHESTER TOWN COUNCIL**

Planning applications considered by the Planning and Environment Committee on 5<sup>th</sup> August, 2013.

1. **1/D/13/000819**  
6 WESSEX WAY, DORCHESTER, DT1 2NR  
Erection of 1 new dwelling and formation of new vehicular access to existing dwelling  
No objection
2. **1/D/13/000726**  
9 LONDON ROAD, DORCHESTER, DT1 1NF  
Change of use from light industrial to provide a one bedroom mezzanine dwelling,  
including re-building of the existing northern extensions  
(Conservation Area)  
No objection
3. **1/D/13/000818**  
LITTLE MAEN, 37 PRINCE OF WALES ROAD, DORCHESTER, DT1 1QE  
Demolish existing garage and build a two storey dwelling in existing footprint  
Having heard representations from local residents and discussed the application in full, the  
Planning and Environment Committee judged that the planning considerations of the  
application were very finely balanced and therefore they requested the appropriate ward  
councillors, who were also West Dorset District Councillors, to request that the application  
be referred to the District Council's Development Control Committee as there were  
material planning reasons such as loss of neighbourhood amenity and overlooking to be  
considered.
4. **1/D/13/000896**  
55 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG  
Alteration and extension to extend study and porch  
No objection
5. **1/D/13/000807 Listed Building Consent**  
22 HIGH EAST STREET, DORCHESTER, DT1 1EZ  
Change of use/conversion of part of building to 7 No. dwellings  
(Grade II Listed Building and Conservation Area)  
No objection
6. **1/D/13/000806**  
22 HIGH EAST STREET, DORCHESTER, DT1 1EZ  
Change of use/conversion of part of building to 7 No. dwellings  
(Grade II Listed Building and Conservation Area)  
No objection
7. **1/D/13/000900 Advertisement Consent**  
HERITAGE AUTOMOTIVE LTD, THE GROVE, DORCHESTER, DT1 1XU  
2 x 48 sheet poster boards to the south elevation facing Lidl.  
(Conservation Area)  
No objection

8. **1/D/13/000904**  
19 KINGSBERE CRESCENT, DORCHESTER, DT1 2DY  
Demolition of an existing single storey, flat roofed, portion of the dwelling and replacement with a 2-storey side extension with a pitched roof to tie into the main dwelling  
No objection
9. **1/D/13/000915 Listed Building Consent**  
MOULE HOUSE, TRINITY STREET, DORCHESTER, DT1 1TT  
Reroofing and associated external repairs. Replacement of lead parapet and valley gutters. Improvement to east front roof of modern garage. Minor internal alterations  
(Grade II\* Listed Building and Conservation Area)  
No objection
10. **1/D/13/000799**  
47 QUEENS AVENUE, DORCHESTER, DT1 2EP  
Second storey extension over existing garage to form bedroom, family bathroom & ensuite. Replacement dormer & new dormer to front elevation. K render over existing reconstructed stone Replacement windows/doors to property  
No objection
11. **1/D/13/000767**  
109 BRIDPORT ROAD, DORCHESTER, DT1 2NH  
Loft conversion  
Recommend refusal. The development would be out of character with the street scene and at variance with the established character of the area. It would not enhance or complement neighbouring buildings.
12. **1/D/13/000766**  
99 WEATHERBURY WAY, DORCHESTER, DT1 2EE  
Two storey side extension and porch  
No objection
13. **1/D/13/000847**  
THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY  
To provide play equipment for older young people at the Great Field  
No comment as the Town Council is the applicant
14. **1/D/13/000977**  
9 SOUTH STREET, DORCHESTER, DT1 1BL  
Installation of 1No. externally illuminated fascia sign and 1No. non-illuminated hanging sign  
(Grade II Listed Building and Conservation Area)  
No objection
15. **1/D/13/000978 Listed Building Consent**  
9 SOUTH STREET, DORCHESTER, DT1 1BL  
Installation of 1No. externally illuminated fascia sign. Installation of 1No. non-illuminated hanging sign. Decoration to existing shopfront. Internal shop re-fit.  
(Grade II Listed Building and Conservation Area)  
No objection

16. **1/D/13/001015**  
4 PUMMERY SQUARE, POUNDBURY, DORCHESTER, DT1 3GW  
Variation of Condition 2 of planning permission 1/E/2002/1157 to change opening hours from 08:00 to 18:00hrs to 08:00 to 23:00hrs  
No objection
17. **1/D/13/001046**  
50 MARIE ROAD, DT1 2LF  
Extension on footprint of current conservatory (Larger single storey rear extension)  
Recommend refusal. The development would create overdevelopment of the site and cause an unacceptable detrimental impact on the residential amenity of the neighbouring properties.
18. **1/D/13/001035**  
14 VESPASIAN WAY, DORCHESTER, DT1 2RD  
Extension to existing flat roofed porch. New Porch to have 30° pitch roof.  
No objection
19. **1/D/13/000908**  
6 COPPER STREET, DORCHESTER, DT1 1GH  
Installation of three fixed parasols within the external seating area. These will be fixed with ground sockets.  
No objection
20. **1/D/13/000768 Listed Building Consent (Grade II and Conservation Area)**  
10 PRINCES STREET, DORCHESTER, DT1 1TW  
Replace the 2 sliding sash widows on a like for like basis at the front of the property.  
Replace the bathroom window with a more suitable design, horizontal bar windows  
No objection
21. **1/D/13/001004**  
8 ALFRED ROAD, DORCHESTER, DT1 2DW  
Erection of rear conservatory  
Recommend refusal. The development would cause an unacceptable detrimental impact on the residential amenity of the adjoining property.
22. **1/D/13/000955**  
28 SOUTH COURT AVENUE, DORCHESTER, DT1 2BX  
New timber garage. Lean to rear extension forming extended kitchen and dining area. Loft Conversion with side and rear dormer windows.  
Recommend refusal. The development would be out of character with the street scene and at variance with the established character of the area. It would not enhance or complement neighbouring buildings.
23. **1/D/13/001045**  
7 MARSHWOOD ROAD, DORCHESTER, DT1 2TR  
Erect Conservatory to NW elevation (Utilizing Existing Boundary Wall)  
No objection