

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

4TH NOVEMBER, 2013

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

APOLOGIES for absence were received from Councillors S.C. Hosford, R. Potter and D. Taylor.

43.

Prior to the formal commencement of the meeting, the Chairman addressed the number of local residents present, advising them that as there was no item on the agenda regarding the Dorchester Transport and Environment Package (DTEP), the issue would not be discussed. She also read out a statement, drawn up by the Town Clerk, explaining that the Committee would be discussing this item, and formalising the Town Council's response, at its next meeting on 2 December 2013. Members of the public made various comments about the public consultation process, the deadline for responses, the desire for a public meeting and the role of the Town Council. As a result of these comments, Committee members agreed that the Town Council should request the County Council to extend the deadline for responses to the public consultation.

44. **MINUTES**

The Minutes of the Meeting of the Committee held on 7th October, 2013, were taken as read and were confirmed and signed by the Chairman as a correct record.

45. **MINUTE UPDATE REPORT**

(a) **Minute 3/13 Traffic Issues - Manor Road**

The Committee noted the outcome of Dorset County Council's speed survey in Manor Road and that, as a result of this survey, the County Council did not have the evidence to proceed with the installation of a Speed Indicating Device in the Road.

(b) **Minute 38/13 Top O'Town Roundabout**

Since the publication of the agenda, a response had been received from Dorset County Council regarding concerns raised about the safety of the Top O'Town Roundabout and a copy of this response, which referred to the traffic management proposals linked to the DTEP project, was circulated to Committee members.

(Councillor E.S. Jones withdrew from the meeting at this point).

46. **PLANNING APPLICATIONS**

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

RESOLVED

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

(Councillor E.S. Jones rejoined the meeting).

47. **INTERNALLY ILLUMINATED SHOP SIGNAGE POLICY**

The Chairman introduced the report regarding the review of the Council's policy on Internally Illuminated Shop Signs and summarised the recommendation to change the current policy.

Some Members considered that the current policy provided protection to specific sites and buildings within the Conservation Area and they would not wish to see this protection lost by withdrawing the policy completely. After further discussion, it was

RECOMMENDED

That the Council's current Internally Illuminated Shop Signage Policy be retained for South Street, High West and High East Streets and that the Council's Planning and Environment Committee considers all other planning applications that include the provision of internally illuminated signage on their merits, based on material planning considerations and using Policy ENV 14, in the Draft Local Plan, as guidance.

48. **DORSET COUNTY COUNCIL**

The Committee considered Planning Application 1/D/13/1329, which referred to the change of use of the former Dorchester Library HQ to composite office/D1 use and involved alterations to fenestration and the provision of a condenser unit.

It was

RESOLVED

That Dorset County Council be advised that the Town Council has no objection to Planning Application 1/D/13/1329.

49. **WEST DORSET DISTRICT COUNCIL**

Decisions on Planning Applications

The Committee noted the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications.

50. **URGENT ITEMS**

(a) **Proposed Toucan Crossing, Weymouth Avenue**

The Council had been consulted by DCC about their proposal to locate a Toucan Crossing, south of Sawmills Lane, Weymouth Avenue. This would replace the existing Pelican Crossing and connect national cycle routes.

Members mentioned the issues that local residents had with the cycle signage of the path linking this crossing point and Castle Park.

It was

RESOLVED

That Dorset County Council be advised that the Town Council supports the provision of a Toucan Crossing, south of Sawmills Lane, Weymouth Avenue.

(b) **Supported Local Bus Services**

The Committee were informed that DCC's Cabinet were due to consider a report on the future of Supported Local Bus Services on 6 November 2013 and they were asked to consider giving the Council's view on the recommended option.

Members regretted the reduction of any part of the bus services but understood the financial pressures involved. It was

RESOLVED

That Dorset County Council be advised that the Town Council supports the recommendation to provide revised Monday to Saturday Dorchester Town Services 1, 2 and 6 from January 2014 at a reduced subsidy level of £62,000 per annum.

(c) **DTEP**

The Chairman reiterated the reasons why this item had not been treated as an urgent agenda item and there a brief discussion on the format of the meeting being held on 2 December 2013.

Chairman

DORCHESTER TOWN COUNCIL

Planning applications considered by the Planning and Environment Committee on 4 November 2013.

1. 1/D/13/001345
72 SOUTH COURT AVENUE, DORCHESTER DT1 2BZ
Single storey rear extension and external alterations.
No objection
2. 1/D/13/001366
UNIT 2, WEYMOUTH AVENUE, DORCHESTER DT1 2RY
Application for the installation of a mezzanine floor to be used for retail and/or a pet care, treatment and grooming facility
No objection
3. 1/D/13/001388
FORMER FIRE STATION AND 67 AND 69 BRIDPORT ROAD, DORCHESTER DT1 2NQ
Demolition of two dwellings Nos. 67/69 Bridport Road and the Former Fire Station and the redevelopment to form 39 sheltered apartments for the elderly including communal facilities (Category II type accommodation), access, car parking and landscaping with minor material amendments to design of the scheme previously approved (reference 1/D/12/000936) with variation to condition 1 to reflect amended drawings (Variation of condition)
No objection
4. 1/D/13/001294
POUNDBURY PHASES 3 AND 4, PEVERELL AVENUE EAST, POUNDBURY
Erect 8 No. Flats (Reserved Matters)
No objection
5. 1/D/13/001409
LAND TO REAR OF SOUTH TERRACE, SOUTH STREET, DORCHESTER
3 storey mixed use development comprising 2 retail units (A1/A2/A3) and 4 self-contained one bedroom flats
(Grade II Listed Building and Conservation Area)
No objection
6. 1/D/13/1418
5 TRINITY STREET, DORCHESTER DT1 1TU
New church to provide main hall, coffee lounge, 4 meeting rooms, office and kitchen.
Demolition of public wc's building and provision of new flat roofed public wc's. Location of car park entrance relocated and layout of public car park altered. Relocated bus stop and replacement bus shelter.
No objection. However, the Committee considered that the render finish to aspects of the building was rather characterless and uninspiring and they would have preferred to have seen more use of natural materials and more creativity in the external finishes.

7. 1/D/13/1393
59 MELLSTOCK AVENUE, DORCHESTER DT1 2BG
Two storey side extension, remodel of front entrance porch
No objection
8. 1/D/13/1433
40 MELLSTOCK AVENUE, DORCHESTER DT1 2BQ
Extension to provide sun room
No objection
9. 1/D/13/1432
8 ACKERMAN ROAD, DORCHESTER DT1 1NZ
Two Storey Dwelling House
Recommend refusal. The development would cause loss of amenity to the host dwelling by creating very cramped and restricted access to the main entrance to the host dwelling. There were concerns that the new dwelling would create overdevelopment of the site and it would be built right on the boundary line with the neighbouring host dwelling.
10. 1/D/13/1404
8 GARFIELD AVENUE, DORCHESTER, DT1 2EX
Construct a single storey annexe (revised scheme)
Recommend refusal. There were concerns that the new dwelling would create overdevelopment of the site and it would be built right on the boundary line with the neighbouring dwelling. Comments were made about the lack of continuity to the front elevation as compared with the neighbouring property in that the roof lines of the adjoining extensions were at variance and this could detract from the street scene.
11. 1/D/13/001454
COLSON HOUSE, 36 HIGH STREET FORDINGTON, DORCHESTER DT1 1LB
Remove modern cement render from elevations and apply lime render
and Keim mineral paint
(Grade II Listed Building and Conservation Area)
No objection.
12. 1/D/13/001358
29 DIGGORY CRESCENT, DORCHESTER DT1 2SP
Single storey side extension
Recommend refusal. The development would be out of character with the area and visually would be out of keeping with the street scene. It would also create overdevelopment of the site.
13. 1/D/13/001453
28 HERRINGSTON ROAD, DORCHESTER DT1 2BS
Dormers to front, side and rear roof slopes
Recommend refusal. The dormer on the roof of the south elevation would create adverse effects on the living conditions of the neighbouring occupiers as a result of its overbearing impact.
14. 1/D/13/001452
NADEN HOUSE, POUNDBURY ROAD, DORCHESTER, DT1 2PJ
Refurbishment of existing building to include: Demolition of 755m² of existing extensions, recladding and extending main portal frame along with new internal mezzanine floor, new

maintenance store outbuilding and associated external hard and soft landscaping
No objection. The Committee considered this development to be an improvement to the area.

15. 1/D/13/001478 (Certificate of Lawfulness)
7 GREENINGS COURT, DORCHESTER, DT1 1HR
Use as separate dwelling
No comment.
16. 1/D/13/001391
3 ALBERT ROAD, DORCHESTER DT1 1SE
Demolition of existing 2 storey rear extension. Construction of new 2 storey extension
(Conservation Area)
No objection.
17. 1/D/13/001493
1 - 4 OLD MILL FLATS, HOLLOWAY ROAD, DORCHESTER DT1 1LQ
Provision of six flood defence barriers to the external doors of the ground floor flats no. 1-4
Conservation Area and Grade II Listed Building
No objection
18. 1/D/13/001498 (Change of Use)
KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY,
DORCHESTER DT1 3BW
Change of use of Pannier Market from A1 (shop) to A1 (shop) and/or A3 (food and drink).
Replace roller shutter door with glazed opening (north elevation)
No objection