

Dorchester Town Council

Planning and Environment Committee

1 December 2014

Present: Councillors V. Allan, C. Biggs, S. Hosford (Chair), F. Kent-Ledger, P. Mann (Mayor), M. Rennie, S. Jones, R. Potter and D. Roberts

Also Present: Councillor T. James

Apologies: Councillors K. Armitage, R. Biggs, T. Harries, T. Jones, and D. Taylor

56. **Urgent Item**

The Chairman advised that a planning application had been received by West Dorset District Council for the erection of six wind turbines adjacent to Slyers Lane. The Town Council had not been formally consulted but had made a request for this to be done and the Committee would consider the application at its meeting on 5 January 2014.

57. **Minutes**

The Minutes of the meeting of the Committee held on 3 November 2014 (as adopted by Council on 25 November 2014) were confirmed and signed by the Chairman as a correct record.

58. **Minute Update Report**

Minute 51/14 Herringston Road Community Speed Watch (3 November 2014)

The Committee noted that the Town Council would keep a budget commitment to supporting Community Speedwatch in Dorchester.

Members discussed the positioning of ATC tube from the previous traffic volume survey and it was agreed that at present no further action needed to be taken.

Resolved

That the Minute Update Report be noted.

59. **Car Parking Guidance signs**

The Chairman welcomed Matthew Williams, Traffic Control Manager, Dorset Highways, Dorset County Council,

Mr Williams reported that reliability of the data provided for the variable message signs was improving to over 90% and the scheme continued to move forward with the host company undertaking regular maintenance and improvements. He had not received any recent complaints and asked that Members report any inaccuracies or problems direct to him. There had been issues with O2, who were the phone provider for the system, but these now appeared to be resolved. All statistics were recorded and they appeared to show that overall there was capacity and availability in the car parks in the Town.

Further to comments about the poor performance of the Durngate Street signs, Mr Williams advised that if the Town Council were in support, these could be removed and reutilised elsewhere. The Committee agreed with this course of action

Members were pleased that the scheme was continuing to improve and considered it provided useful information that could also be of benefit to the Dorchester BID. It also provided a good mechanism for the various Councils to work together strategically.

60. **Dorchester Area Community Partnership (DACP) Report**

The Chairman welcomed Councillor T. James, as a representative of the DACP, who presented the update report. Work was being done on assessing cycle routes to schools with Sustrans, who were also going to be carrying out a cycle path feasibility study for all of the Town. A couple of schools had not yet become engaged with this project and it was hoped to make links with them and the new Damers School in Poundbury in due course. Councillor James offered to send Members a copy of the 'Try This' newsletter.

Members considered that the range of issues covered in the update report illustrated the importance of the DACP both to local councils and the local community.

Resolved

That the Town Council writes letters of thanks to the Friends of Dorchester West Station for the work they had done in transforming the area around the station and to Hettie Burns for her excellent initiative in establishing the 'Try This' project.

61. **Bridport Road near Top O'Town Roundabout**

Local resident Mrs Baker addressed the Committee highlighting her concerns about pedestrian safety in the area of Top O'Town roundabout/the Dorford Centre. She detailed the numbers of people crossing the road at this point, many of who used the Dorford Centre toddler group, and the difficulties they faced in crossing the road safely. She had organised a petition, signed by 300 people, to raise the issues that the public had concerns about but unfortunately, due to a technicality, this had not been accepted by Dorset County Council. Mrs Baker had compiled a list of the number of people who had visited the Dorford Centre over the week beginning 16 November 2014 and this totalled 1537 visitors. She asked the Town Council to support her request for a pedestrian crossing and considered that this needed early attention.

Members acknowledged the increasing numbers of people crossing Bridport Road at this point and the risks to pedestrians using the existing pedestrian crossings at the Top O'Town roundabout. Comments were made about the Dorchester Transport and Environment Plan and how improvements to the Top O'Town area were to be included in this. Members appreciated the concerns raised by Mrs Baker and while considering that a pedestrian crossing could be the solution, other options could be proposed by DCC to improve safety.

Resolved

That the Town Council writes to Dorset County Council strongly supporting the request for a pedestrian crossing at Bridport Road from the Top O'Town car park side to the area of the Dorford Centre and requesting that this request be given urgent consideration.

Councillor S Jones and R Potter left the meeting.

62. Planning Applications

A local resident addressed the Committee about his concerns that approval of planning application WD/D/14/002782 would have on residents living adjoining the premises.

The Committee considered the planning applications referred to the 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 S Jones and R Potter rejoined the meeting.

63. Proposed Changes to the Planning and Environment Committee

The Chairman introduced the report and gave the background into the proposals for changes to the operation of the Planning and Environment Committee.

The Committee went through the proposals detailed in Appendix 1 of the report and various differing views were put forward. One suggestion was to split the work of the Committee so that it met monthly to consider planning applications and again on alternate months to consider other business. The proposal to filter the number of planning applications coming to the Committee was not popular and most Members considered that while the Committee needed to be more efficient and focussed, this was not a way forward. Similarly, the majority of Members did not want to reduce the size of the Committee or debar West Dorset District Councillors and they considered that membership of it was a good way for new Members to learn about the Town and the Council.

The Committee agreed that Members should be more prepared for meetings and they should be more proactive looking at planning applications in advance. It was considered that while all applications should be available for discussion in Committee, it would not always be necessary to do so. The point was made that Town Councillors should attend WDDC's Development Control Committee if it was considering a planning application to which the Town Council had objected.

The way requests for parking restrictions were considered by the Committee was raised and it was agreed that this should be reviewed to make the process clearer

and fairer and the Committee Clerk would prepare a report, on these grounds, for a future meeting.

There was further discussion on options for change and the proposals suggested and the Committee then went through these to decide on the action to be taken.

Resolved

- i) That Members on the Planning and Environment Committee should pay particular attention to planning applications in their ward and discuss them with their other Ward Members as necessary. Members on the Committee will be asked to introduce and comment on planning applications in Committee in the first instance.
- ii) That the size of the Planning and Environment Committee will remain as at present.
- iii) That the Traffic Panel should be removed from the Council's list of Panels.
- iv) That, as from 2015/16, all Members of the Planning and Environment Committee must undertake training, initially when they join the Committee, and on a regular basis after that.
- v) That consideration of consultation documents will be delegated to the Chairman in the first instance, with Committee members being sent such documents and being given the opportunity to submit comments and responses.
- vi) That appropriate corporate/strategic policy items will be referred to the Policy Committee.
- vii) That Members will need to have the support of another Committee member, and the Committee Chairman, to get an item onto a Committee agenda.
- viii) That the resolutions above, except iv), shall be implemented for a trial period (up until April 2015) in the first instance.

64. Decisions on Planning Applications

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note.

Chairman

Dorchester Town Council**Planning applications considered by the Planning and Environment Committee – 1
December 2014**

1. **25 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY**
WD/D/14/002679
First floor extension to provide additional bedroom
No objection
2. **23 BUTTERMARKE T, POUNDBURY, DORCHESTER, DT1 3AZ**
WD/D/14/002234
Change of use of commercial unit from approved Retail/B1 Use to D1 (Physiotherapy Practice)
No objection
3. **49 SOUTH STREET, DORCHESTER, DT1 1DW**
WD/D/14/002756 Listed Building Consent
WD/D/14/002711
Conservation Area and Grade II Listed Building
Installation of the following external shopfront signage after the removal of signage instiu: 2no. 350mm high fascia with 2no. set 245mm internally illuminated NatWest lettering and chevron logo. 1no. 500mm high externally illuminated heritage style hanging sign. 2no. 420mm high vinyl ATM tablets. Other permitted signage: 1no. Nameplate 1no. Web/Tel vinyl.
Recommend refusal. The application is contrary to the Town Council's policy on internally illuminated shop signage. The proposed external shopfront signage would neither enhance nor preserve the visual amenity and character of the Conservation Area. Also it would be a detrimental and obtrusive addition to the Listed Building.
4. **16 NORTH SQUARE, DORCHESTER, DT1 1HY**
WD/D/14/002687 Listed Building Consent
Conservation Area and Grade II Listed Building
Internal alterations/repair and repair/replacement ground floor front and rear windows
No objection
5. **20 HIGH EAST STREET, DORCHESTER, DT1 1HH**
WD/D/14/002557 Listed Building Consent
WD/D/14/002556
Conservation Area and Grade II Listed Building
To carry out internal alterations, provide new shop front onto Church Street and use property for A1, A2 and A3 as defined by the Use of Classes Order.
No objection
6. **1 ST HELENS ROAD, DORCHESTER, DT1 1SD**
WD/D/14/002742
Conservation Area

Replace an existing garage with a new dual pitched detached garage and removal of section of boundary wall to create a new adjacent off road parking bay

No objection

7. UNIT 1, 43 SOUTH STREET, DORCHESTER, DT1 1DH

WD/D/14/002782

Conservation Area and Grade II Listed Building

Change of use from A3 to A4 with variation of condition 3 of planning permission 1/D/13/000365 to allow a change in opening times to 08.00 - 00.00 with the exception of New Year's Eve 08.00 - 00.30 and Christmas Eve 08.00 - 00.30.

Recommend refusal of a variation to planning condition 3 of 1/D/13/000365 to allow a change in opening times to 08.00 – 00.00 on any day. However, an exception to this opening time would be supported from 08.00 – 00.30 on New Year's Eve only. The Committee were conscious that they had not supported the change of use of the premises from A3 to A4 in May 2013 as they had major concerns regarding the impact of the change on the residents of Crown Post Court and they considered that these concerns were still relevant. Also the reason for planning condition 3 of 1/D/13/000365, that set the opening times to 08.00 – 23.00 on any day, was for the interests of residential amenity in accordance with the West Dorset District Local Plan (Adopted July 2006) Policy DA6 and, again, this policy was still relevant.

8. DOUGLAS JACKMAN HOUSE, 1 WEYMOUTH AVENUE, DORCHESTER, DT1 1QR

WD/D/14/002707

Conservation Area

Proposed change of use from nursing home to two dwellings

No objection

9. 18 PRINCES STREET, DORCHESTER, DT1 1TW

WD/D/14/002638

Conservation Area and affects the setting of a Listed Building

Use of ground floor of building for A3 cafe and cellar as D2 fitness suite

No objection

10. SCATS COUNTRYSTORE, GROVE TRADING ESTATE, DORCHESTER, DT1 1ST

WD/D/14/002776

Erection of 1no. monolith sign (repositioning of approved sign ref. WD/D/14/001595)

No objection

11. 15 CORNHILL, DORCHESTER, DT1 1BJ

WD/D/14/002689

Conservation Area

Installation of new external ATM to replace existing

No objection

12. 33 GROSVENOR ROAD, DORCHESTER, DT1 2BD

WD/D/14/002800

Porch, internal alterations and single storey rear extension

No objection

13. **101 WEATHERBURY WAY, DORCHESTER, DT1 2EE**
WD/D/14/002616
Two storey side and single storey rear extension
Recommend refusal. The position of the proposed extension close to the site boundary with the neighbouring property (103) would result in a significantly overbearing relationship. The proposal is considered to be over development of the narrow site and detrimental to the residential amenity of the occupants of the neighbouring property (103) contrary to Policy DA6 of the WDDC Local Plan (2006) and the NPPF (2012).
14. **DORCHESTER RUGBY FOOTBALL CLUB HEADQUARTERS, COBURG ROAD, DORCHESTER, DT1 2HX**
WD/D/14/002748
Removal of 5no. existing 16metre high flood lighting columns to pitch 3; installation of 6no. 15metre high flood lighting columns and lamps to serve pitch 3; installation of 8no. 10metre high flood lighting columns to serve pitches 1 and 2, together with the installation of lamps to these columns and new lamps to be fitted to 4no. existing 10metre high columns with variation of Conditions 5, 6 and 7 of planning approval
WD/D/14/001227 to allow use of flood lighting for a non sporting event on 5th November each year; extend operation of flood lighting to 10.30pm on 5th November each year; and install and use flood lighting on pitches 1 and 3 and retain existing light fittings to pitch 2 until funding is available.
No objection
15. **UNIT D2, MARABOUT INDUSTRIAL ESTATE, DORCHESTER, DT1 1YA**
WD/D/14/002701
Erect 3 signs on north (gable) and west (front) elevations
No objection
16. **STRATTON HOUSE CAMPUS, HIGH WEST STREET & COLLITON STREET & GLYDE PATH ROAD, DORCHESTER (Amended Plans)**
WD/D/14/000850
Erect 5 new dwellings
Recommend refusal. The positioning of the windows on the first floor of the proposed dwellings would cause significant overlooking and loss of privacy of primary rooms (bedrooms) to the houses on the opposite side of Colliton Street. The proposal is considered to be detrimental to the residential amenity of the occupants of the houses on the opposite side of Colliton Street contrary to Policy DA6 of the WDDC Local Plan (2006) and the NPPF (2012).
17. **ANSBURY HOUSE, 2 PENDRUFFLE LANE, POUNDBURY, DORCHESTER, DT1 3WJ**
WD/D/14/003002
Change of use of Office (Use Class B1) to a dwellinghouse (Use Class C3)
This is not a planning application. The development is automatically granted planning permission by the above Order unless the local planning authority determines that prior approval is required as to –

- a) Transport and highway impacts of the development;
 - b) Contamination risks on the site; and
 - c) Flooding risks on the site.
- No objection

18. **50 HIGH WEST STREET, DORCHESTER, DT1 1UT**
WD/D/14/002858 + WD/D/14/002859 Listed Building Consent
Change of use from A2 & B1 offices to C3 residential
No objection