

# Dorchester Town Council

## Planning and Environment Committee

5 January 2015

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

Apologies: Councillors T. Jones, and D. Taylor

65. **Minutes**

The Minutes of the meeting of the Committee held on 1 December 2014 were confirmed and signed by the Chairman as a correct record.

66. **Minute Update Report**

**Minute 37/14 (1 September 2014)**

**Consultation on further proposed changes to the new Local Plan for West Dorset, Weymouth and Portland**

A Councillor who had attended the Local Plan Examination reported that during one session, WDDC's Director of Environment had publically stated that the Council was pursuing an integrated parking plan with other local government partners and therefore the Town Council should keep ongoing attention on this.

**Minute 60/14 (1 December 2014)**

**Dorchester Area Community Partnership Report**

The Committee Clerk advised that the thank you letters had now been sent to the Friends of Dorchester West Station and Hettie Burn.

**Minute 62/14 (1 December 2014)**

**Planning Applications**

The Chairman reported that two of the Stratton House campus planning applications were to be reconsidered by WDDC's Development Control Committee on 16 January 2015 because there had been a change in Government planning guidance regarding affordable housing and infrastructure contributions and these contributions had been a weighting factor in the decision regarding Bennetts Court. Members were concerned about the impact this change in guidance could have on developments in the Town, particularly in relation to the provision of affordable housing, and their concerns remained about the way in which the planning applications for the Stratton House campus had been dealt with in a piecemeal way rather than as full application across the site. The Chairman would endeavour to attend the Development Control Committee meeting to express the Town Council's concerns.

**Resolved**

- i) That the Minute Update Report be noted.

- ii) That the Town Council writes to the Chief Executive of WDDC expressing its continuing concern that, as the planning applications for the Stratton House campus have been dealt with in a piecemeal way and have taken so long to determine, potential affordable housing and infrastructure contributions have been lost.
- iii) That the Town Council writes to the Secretary of State expressing its concern that recent Government planning guidance relating to planning contributions (affordable housing/infrastructure contributions and redevelopment of vacant building) is having, and will continue to have, a negative impact on the provision of affordable housing in the Town.

As members of West Dorset District Council's Development Control Committee, Councillor S Jones and R Potter did not participate in the two following agenda items.

**67. Planning Application WD/D/14/002611 for 6 Wind Turbines on land adjacent to Slyers Lane**

The Clerk to the Committee outlined the application and showed Members a number of plans including the site, its layout, various wireframe views, turbine details, other proposed and existing turbines in the area and the proposed turbine delivery route.

Mr Gosling, a representative of the 'No Slyers Lane Group' addressed the Committee. He spoke at some length about the Group's objections to the planning application and points he mentioned included the scale/height/industrial nature of the turbines, the adverse intrusion on the landscape, the impact on the AONB, the effect of the development on the setting of local heritage assets (which he detailed) and the cumulative impact of other turbines. He circulated visualisations of the development that he said were more accurate than the developers and that were supported by English Heritage. Mr Gosling also read out an extract from the representation made by WDDC's Senior Design and Conservation Officer indicating that the application would result in substantial harm to countryside features and it would detract from heritage assets.

Jeanie Averill and another representative of West Dorset Pro Wind Group addressed the Committee. They spoke about the function of the turbines, the wider landscape aspects, the positive contribution made by wind turbines, the negligible visual impact of the development, the guidelines used in the Visual Impact Assessment and the wider issues resulting from the development. Mention was also made about the renewable energy targets for Dorset that required onshore wind turbines and the limited number sites suitable for these across the county. The Group had canvassed local residents and visitors on their views about the planning application and they had received significant positive responses and examples of these were given.

Other members of the public commented on the planning application, in brief, with the majority making positive comments about wind turbines and seeing the development as an opportunity for the Town.

The Committee considered the planning application and the comments made by the public. Most Members supported the application and considered that it would not be visually intrusive to the landscape, that wind turbines were attractive structures, that the landscape around the Town was constantly evolving and that approval of this development would be progressive and benefit the Town. Members objecting to the application considered that the site was inappropriate and questioned the efficiency of the turbines.

Members had concerns about the proposed turbine delivery route but agreed to await the outcome of the planning application before considering this and the Town Council's response further.

Following a vote, it was

**Resolved**

That the Town Council writes to West Dorset District Council supporting planning application WD/D/14/002611.

Councillor P Mann left the meeting.

**68. Planning Applications**

A representative of Dorchester Civic Society addressed the Committee about the Society's concerns about the impact the approval of planning applications WD/D/14/002876 and WD/D/14/002877 would have on the Military Museum as a Listed Building and the Conservation Area.

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.

The Chairman reminded Members that at the last meeting, it had been agreed that ward members would lead on each planning application and if there were no concerns raised, it would not be necessary for the Committee to have a visual presentation.

**69. Parking Bollards outside Londis Shop at Fordington Cross Roads**

A Ward Member explained the problems being experienced outside of the Londis Shop at Fordington Cross Roads where cars were encroaching onto the pavement and causing safety issues for pedestrians.

Committee members discussed the problems outlined and gave their own experiences of parking in the area and the history of the widening of the pavement at the junction. Overall, there was support for addressing the parking problems on the pavement at this point and ward Members considered that it was important for them, and the Londis shop owner, to be involved in determining a solution.

**Resolved**

That Dorset County Council be advised that the Town Council supports the proposal to place bollards on the pavement outside of the Londis Shop at Fordington Cross Roads to prevent pedestrians being obstructed by vehicles parking on the pavement and that it requests that ward Members and the owner of the Londis shop be involved in determining the best solution to the problem.

70. **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 on 5 January 2015**

1. **THE MILITARY MUSEUM OF DEVON AND DORSET, THE KEEP, BARRACK ROAD, DORCHESTER, DT1 1RN**  
**WD/D/14/002876**  
**WD/D/14/002877 Listed Building Consent**  
Installation of 1no. 300mm diameter transmission dish to be fitted to existing turret parapet  
Grade II Listed Building and Conservation area  
Recommend refusal: the addition of the transmission dish would be an incongruous addition to the building and it would fail to preserve the special architectural and historic interest of the Grade II listed building. The proposal fails to preserve or enhance the character of the Conservation Area and it would be detrimental to the character of the application building. The development would be contrary to Policies SA19, SA20 and SA21 of the Adopted West Dorset Local Plan, Policies ENV4, ENV10 and ENV 12 of the Emerging West Dorset and Weymouth and Portland Local Plan and Parts 7 and 12 of the NPPF (2012).
2. **3 LITTLE BRITAIN, DORCHESTER, DT1 1NN**  
**WD/D/14/002956**  
Construct first floor extension  
Conservation Area  
No objection
3. **33 CROMWELL ROAD, DORCHESTER, DT1 2DN**  
**WD/D/14/002861**  
Proposed Front Extension  
No objection
4. **Dorchester Library HQ (Former Library), County Hall, Dorchester, Dorset DT1 1XJ**  
**WD/D/14/003123**  
Re-fenestration to part of rear elevation
5. **12 MONMOUTH ROAD, DORCHESTER, DT1 2DG**  
**WD/D/14/003070**  
Replace existing rear conservatory with single storey lean to  
No objection
6. **THE CORN EXCHANGE, HIGH EAST STREET, DORCHESTER, DT1 1HF**  
**WD/D/14/003195 Listed Building Consent**  
Installation of a cathodic protection system (ICCP) to protect the embedded iron work within the walls of the clock tower.  
Grade II Listed Building and Conservation area  
No comment – DTC application

7. **22 COLLITON STREET, DORCHESTER, DT1 1XH**  
**WD/W/14/003198 Listed Building Consent**  
To remove the existing sand/cement external render from the front (south elevation) and replace with lime render; finished in the colour of 'off-white'.  
Conservation Area  
No objection
  
8. **46 ST GEORGES ROAD, DORCHESTER, DT1 1PB**  
**WD/D/14/003051**  
Alterations in association with conversion of a single residence into two separate dwellings  
No objection
  
9. **4-5 TUDOR ARCADE, SOUTH STREET, DORCHESTER, DT1 1BN**  
**WD/D/14/003064**  
Removal and replacement of the existing shop fronts to two of the three units.  
Alterations to two of the brick built stall risers.  
**WD/D/14/003065**  
Installation of new non illuminated signage to the three existing fascia panels.  
No objection
  
10. **6 WESSEX WAY, DORCHESTER, DT1 2NR**  
**WD/D/14/003204**  
Variation of Condition 6 of planning approval 1/D/13/000819 to allow two cars to be parked on a new hardstanding at the front of the properties.  
No objection
  
11. **40 DUKES AVENUE, DORCHESTER, DT1 1EN**  
**WD/D/14/003060**  
Rear extensions  
No objection