

Dorchester Town Council

Planning and Environment Committee

2 March 2015

Present: Councillors V. Allan, K. Armitage, R. Biggs, T. Harries, S. Jones, F. Kent-Ledger, T. Loakes, M. Rennie, R. Potter and D. Roberts

Apologies: Councillors C. Biggs, A. Canning, S. Hosford (Chair), T. Jones, P. Mann (Mayor) and D. Taylor

Also present: Councillor A. Lyall, who declared an interest in planning application WD/D/14/002449 as he lived in a neighbouring property.

In the absence of the Chairman, the Vice Chairman, Councillor R. Biggs, took the chair for the meeting.

76. Minutes

The Minutes of the meeting of the Committee held on 2 February 2015 were confirmed and signed by the Chairman as a correct record.

77. Minute Update Report

i) Minute 66/14 Planning Applications

As no response had been received from the Chief Executive of WDDC or the Secretary of State for Communities and Local Government to the letters sent regarding affordable housing and infrastructure contributions, the Committee Clerk was asked to chase these up.

ii) Minute 73/14 Car Parking

The Committee noted the response from WDDC. Members were disappointed that it appeared that only a small group of Town Councillors would be involved in a future meeting with the District Council as the Committee had previously invited District Council officers to address the whole Committee on parking issues. As there were newly appointed District Council officers with these responsibilities, the Committee requested that they be invited to attend future Committee meetings to provide updates at the appropriate times.

Resolved

That WDDC parking officers be invited, again, to attend future DTC Planning and Environment Committee meetings to provide updates at the appropriate times.

iii) Minute 73/14 Dorchester Prison Site

The Committee Clerk reported that she had written to English Heritage requesting information about a possible application to de-list the stone gateway in the former prison site and she was asked to chase this up.

iv) Minute 73/14

Prohibition of Cycling – Druid’s Walk, Dorchester

The Chairman reported that following the receipt of representations to the scheme, DCC had suspended it at present. Committee members expressed their thanks to the Chairman, in his capacity as a Dorchester County Councillor, for all the input he had put into this scheme and for raising its profile.

v) Minute 73/14

WD/D/14/002066 The Great Field

The Committee Clerk was thanked for the comprehensive representation submitted, on the Town Council’s behalf, to this application.

Resolved

That the Minute Update Report be noted.

As members of West Dorset District Council’s Development Control Committee, Councillors S. Jones and Potter did not participate in the following agenda item.

78. Planning Applications

Councillor Lyall and Mr Bell of No 5 Little Britain addressed the Committee outlining their continuing concerns regarding planning application WD/D/14/002449, 11A St Georges Road, despite the revisions proposed by the developer. Mr Bell circulated photographs of the site.

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 rejoined the meeting and took part in the following agenda item, stating that she would not take part in debating this issue if it was considered by WDDC’s Development Control Committee.

79. Planning Application 1/D/11/000842 The White Hart

The Chairman read out planning condition 19. of the above planning application and summarised the proposal by the developer to vary this condition as detailed in their letter.

Members were resolute that the White Hart statue should be restored and relocated within the development, as per planning condition 19. The planning authority had added this condition with the full knowledge of the plan layout for the site and the developer would have been well aware of this condition when they purchased the site. They considered that it would not be appropriate for the statue to be displayed anywhere else in the Town as it was intrinsically linked to the site and local residents

had an expectation that this is where it would be placed.

A suggestion was made that the White Hart statue could be placed on a plinth incorporated into the boundary wall at the south west corner of the site in the area of the BT box/post box.

Resolved

That the developer of the White Hart site be advised of the Town Council's view on their proposal to vary planning condition 19. of 1/D/11/000842.

80. 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 2 March 2015**

1. **4 STANDFAST WALK, DORCHESTER, DT1 2TW**
WD/D/14/003104
Installation of bedroom window to gable end wall
No objection

2. **15 ORCHARD STREET, DORCHESTER, DT1 1JH**
WD/D/15/000172
Replacement single storey rear extension
Conservation Area
No objection

3. **GLYDE PATH HOUSE, 36-41 GLYDE PATH ROAD, DORCHESTER, DT1 1XB**
WD/D/14/003320
Alterations to 4 windows on ground floor south elevation Alterations to 2 ground floor windows on North elevation Alteration of one window and change window to door on East elevation Removal of 2 windows and alteration of 1 window and change window to a door on West elevation
Conservation Area and Grade II Listed Building
No objection

4. **DOUGLAS JACKMAN HOUSE, 1 WEYMOUTH AVENUE, DORCHESTER, DT1 1QR**
WD/D/15/000194
Change of use from nursing home to two dwellings with variation of condition 1 of planning approval WD/D/14/002707 to include amended plans that show retention of single storey ground floor extension and changes to ground floor fenestration
Conservation Area
No objection

5. **1 CLARENCE ROAD, DORCHESTER, DT1 2HZ**
WD/D/15/000179
Demolish existing lean - to roofed garage and store. Erect single storey side extension forming replacement garage and enlarging existing kitchen. Internal alterations. Remove existing velux roof light and erect dormer window to south elevation.
No objection

6. **MOULE HOUSE, TRINITY STREET, DORCHESTER, DT1 1TT**
WD/D/15/000229 Listed Building Consent
Conservation Area and Grade II* Listed Building
New flat roof structure to the upper terrace to rear of Moule House
No objection

- 7. PLOTS 58-62, SECTOR 3.22, 3.23 & 3.24 NORTH EAST QUADRANT, PEVERELL AVENUE EAST, POUNDBURY**
WD/D/15/000265
Erection of 15No. flats
No objection
- 8. 57 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG**
WD/D/15/000314
Extension & alterations
No objection
- 9. 11A ST GEORGES ROAD, DORCHESTER, DT1 1PA**
WD/D/14/002449
Redevelop site by erection of 3 no. dwellings (Amended Plan)
Recommend refusal. The Committee did not consider that the two fairly minor revisions proposed materially changed the development nor did they address the concerns they had previously raised. Therefore they reiterated their previous comments:-
The two storey dwellings would be considerably higher than the boundary wall and existing out-buildings. The difference in height and the substantial length of proposed terrace would materially alter the outlook from adjoining gardens as well as the amount of sunlight reaching some areas. No 5 The Barn, Little Britain, which is the closest to the boundary and whose garden is at a lower level than the site, would be particularly adversely affected. The number of upstairs windows on the rear elevation of the units would allow overlooking views into the rear garden of 13 St George's Road. The proposal would materially reduce several neighbours' current level of amenity. It would be unduly dominant and overbearing, and could result in overlooking of adjoining gardens which have previously enjoyed privacy along their boundaries. For these reasons, it would be contrary to West Dorset District Local Plan (2006) policy DA6.
Additionally, Members were concerned that having seen photographs of the site, the revised plans did not accurately reflect the relationship the development would have with neighbouring properties or the impact the development would have on them. The Committee made a request that if this application was considered by WDDC's Development Control Committee, it should undertake a site visit to more fully understand the details of the development proposal in the context of the application site and the surrounding land and buildings as these were not apparent from the plans.
Also, concerns were raised about the stability of the site and the existing boundary walls and the impact lowering the finished floor level by 1 metre would have on these.
- 10. 66 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AG**
WD/D/15/000178
Two storey extension to front of house forming extended bedroom & porch to ground floor and bedroom to first floor. Internal alterations
No objection