

Dorchester Town Council

Planning and Environment Committee

1 February 2016

- Present: Councillors C. Biggs, R. Biggs, S. Hosford (Chair), F. Kent-Ledger, R. Potter and M. Rennie
- Apologies: Councillors B Armstrong-Marshall, A. Canning, T. Harries, S. Jones, T. Jones, T. Loakes and D. Taylor

148. Minutes

The Minutes of the meeting of the Committee held on 30 November 2015 were confirmed and signed by the Chairman as a correct record.

149. Minute Update Report

Resolved

That the Minute Update Report be noted.

150. Planning Applications

As a member of West Dorset District Council's Development Control Committee, Councillor R. Potter did not participate in this agenda item.

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

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.

151. Dorchester Transport and Environment Plan (DTEP) – High Street Loading/Unloading Traffic Regulation Order (2066/1/187)

The Committee considered the Traffic Regulation Order proposed by Dorset County Council under DTEP and they discussed some of the practical impacts the TRO would have.

Resolved

That Dorset County Council be advised that the Town Council supports the proposed TRO (2066/1/187).

152. 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The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note.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 1 February 2016**

1. **GATEWAY HOUSE, 1 HIGH EAST STREET, DORCHESTER, DT1 1HS**
WD/D/15/002572 Listed Building Consent
Replace the existing flat roof rooflight with 2no. new rooflights. Block in existing kitchen window & form dummy window
Dorchester Conservation Area and Grade II Listed Building
No objection
2. **RELOVED, 2 CORNHILL, DORCHESTER, DT1 1BA**
WD/D/15/002885
Change of use of first floor from Use Class A1 (Shop) to A3 (Restaurant/Cafe) (Retrospective). Change of use of ground floor from A1 (Shop) to A3 (Restaurant/Cafe) & change of use of the basement from A1 (Shop) to A4 (Drinking Establishment) to create a cocktail bar.
Dorchester Conservation Area and Grade II Listed Building
No objection
3. **THE OLD RECTORY, SOMERLEIGH ROAD, DORCHESTER, DT1 1PD**
WD/D/15/002540
Erect 1no. new dwelling with associated garden and parking, to north of Old Rectory, Somerleigh Road, Dorchester
Dorchester Conservation Area
Recommend refusal. The Committee noted the amended plan for the new dwelling and although the design and the scale of the building had been changed yet again, their previous concerns remained the same i.e. the development would represent a visually incongruous addition to the main building, which would neither preserve nor enhance the character and appearance of the Dorchester Conservation Area. The design of the development was unsympathetic with the existing building and would be detrimental to both it and the Conservation Area. As such the development was contrary to Policies ENV4 and ENV 12 of the West Dorset Local Plan and Section 12 of the NPPF 2012.
4. **THE OLD RECTORY, SOMERLEIGH ROAD, DORCHESTER, DT1 1PD**
WD/D/15/002983
Minor Material Amendment to p.p WD/D/15/000427 - amendments to approved drawings
Dorchester Conservation Area
No objection
5. **WAITROSE LTD, KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3BW**
WD/D/15/002966
Erection of new internally illuminated architectural letters, new internally illuminated projecting sign, new internally illuminated Hong Kong sign, banner sign, stainless steel letters sign
No objection

- 6. OLD SHIRE HALL, HIGH WEST STREET, DORCHESTER**
WD/D/15/002979 Listed Building Consent
Revised proposal of the internal remodelling of: the western third of the building regarding the ticketing area and shop, the sanitary facilities, the staff/volunteer area and the cafe/servery above that and TIC area. Some amendments to doors. Improvements for: fire escape and protection, sound insulation, ventilation and heating, provision of water, gas, power, data and storage provision, access for maintenance. Amendments to previously proposed fire protection in rooflights to retain the character of the rooflights and the spaces they light. Works to enhance significance.
Dorchester Conservation Area and Grade I Listed Building
No objection
- 7. 34A HIGH WEST STREET, DORCHESTER, DT1 1UP**
WD/D/16/000038
Change of use from Office Use (Class B1(a)) to a dwellinghouse (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; c) Flooding risks on the site.
Dorchester Conservation Area and Grade II Listed Building
No objection
- 8. 37 JAMES ROAD, DORCHESTER, DT1 2HB**
WD/D/15/002877
Rear two storey & single storey extension
No objection
- 9. 64 CAMBRIDGE ROAD, DORCHESTER, DT1 2JF**
WD/D/15/002933
To remove an existing poorly built garage and replace with a new two story two bedroom house
No objection
- 10. PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY**
WD/D/15/002942
Construction of Building 9 for B1, B2 & B3 Use
No objection
- 11. BURRATON HOUSE, 5 BURRATON SQUARE, POUNDBURY**
WD/D/15/002987
Change of use from D1 (non-residential institution) to B1 (Business)
No objection
- 12. 17 BUTTERMARKET, POUNDBURY**
WD/D/15/002635
Change of use of commercial retail unit to Cafe/Delicatessen & sandwich bar (Mixed Use A1/A3) (Change of Use)
Recommend refusal. The Committee could not support the hours of opening applied for and considered that these hours should be restricted to the opening hours of a retail unit as this was what the unit was originally intended to be (i.e. 9.00am to 5.30/6.30pm). The

reason for restricting the opening hours was to protect the amenity of local residents who would have purchased/rented properties in the immediate area on the basis that this unit was to be used for retail purposes. Therefore, the opening hours, as applied for, would be contrary to Policy ENV. 16 of the West Dorset Local Plan.

There was also a concern that a further reduction of retail units in this neighbourhood centre (as identified in the Poundbury Development Brief) could negatively impact on the viability of existing retail units already operating there.

13. 1 MANOR ROAD, DORCHESTER, DT1 2AU

WD/D/16/000064

Erection of detached garage with office & en-suite over. New drop kerb for vehicular access to garage

Recommend refusal. The Committee were concerned about the accuracy of the plans in regard to the new access point into the site. The position of trees shown on the verge did not seem to correspond to the actual position of these trees as seen in a photograph of the pavement/verge along the front boundary of the property. If a new access was made as indicated on the plans it would appear that a listed veteran tree may have to be removed. Additionally, wherever a new access was made, including a dropped kerb, there would be an impact on the root zone of listed veteran trees and this needed to be addressed. The development would be contrary to Policy ENV 2. v) of the West Dorset Local Plan and paragraph 118. of the NPPF 2012.

If the application was to be approved, the Committee requested that a planning condition be added restricting the occupation of the building for purposes which form an integral part of the planning unit known as 1 Manor Road.

14. FORDINGTON DAIRY, ATHELSTAN ROAD, DORCHESTER

WD/D/16/000071 + WD/D/16/000072

Replace vehicle and pedestrian gates at Athelstan Road entrance

No objection

15. THE VICARAGE, 17A EDWARD ROAD, DORCHESTER, DT1 2HL

WD/D/16/000078

First floor extension to create an additional bedroom

No objection

16. UNITS 1 & 2 SECTOR 2.26A, POUNDBURY

WD/D/16/000092

Variation of condition 5 of p.p 1/D/07/001914 - to allow B1 & A2 use for Units 1 & 2

No objection

17. 63 CELTIC CRESCENT, DORCHESTER, DT1 2TD

WD/D/16/000094

Erect first floor extension above existing single storey extension. Install two rooflights

No objection