

Dorchester Town Council

Planning and Environment Committee

7 March 2016

Present: Councillors C. Biggs, R. Biggs, T. Harries, F. Kent-Ledger, R. Potter, M. Rennie and D. Taylor

Also Present: Councillors G. Duke and J. Hewitt

Apologies: Councillors A. Canning, S. Hosford, S. Jones and T. Jones

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

154. Declaration of Interest

Councillor Potter stated that as a member of WDDC's Development Control Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate on planning applications at this meeting but not vote on the decisions.

155. Minutes

The Minutes of the meeting of the Committee held on 1 February 2016 and the special meeting held on 3 February 2016 were confirmed and signed by the Chairman as a correct record.

Minute 151/15 - DTEP High Street Loading/Unloading TRO 2066/1/187)

The Committee Clerk reported that at the DTEP Local Member Led Working Group on 21 January 2016 it was agreed to extend the morning loading/unloading restriction to 09:30am (instead of 09:00am) and DCC were seeking the Town Council's view on this proposal.

Resolved

That DCC be advised that the Town Council supports the proposed extension to the morning loading/unloading restriction to 09:30am (TRO 2066/1/187).

Minute 154/15 – Planning Applications WD/D/15/002840 and WD/D/15/002841 – HM Prison, Dorchester DT1 1JD

The Committee was advised that WDDC had received amended plans for the Dorchester Prison site but these were yet to be validated.

Resolved

That WDDC be asked if their independent appraisal for the potential development of the site had yet been commissioned and progressed.

156. Minute Update Report

Minute 144/15 – Bollards in New Street

The Committee noted the data provided by DCC and supported the options to progress the situation, particularly the improvements to signage. A point was made about the

aspiration to pedestrianise the whole of South Street and how the two issues linked together.

Resolved

- i) That, in view of the evidence of taxi use of South Street during restricted hours, DCC be asked to write to local taxi firms reminding them of the TRO restrictions.
- ii) That the Minute Update Report be noted.

157. Request from Stinsford Parish Council

The Chairman of Stinsford Parish Council addressed the Committee and he detailed the Parish Council's concerns about Grey's Bridge and pedestrian safety. He explained the issues of pavement restrictions and the phasing of the traffic lights and said that there had also been significant problems at Grey's Bridge for pedestrians accessing the Dorset County Show. The Parish Council had already requested DCC to upgrade the paths for pedestrians and cyclists between Dorchester and Stinsford. With Grey's Bridge being on the boundary of the Town and Parish councils, Stinsford Parish Council was asking the Town Council to support its request for improvements at this junction.

Members agreed that there were difficulties, for pedestrians in particular, at this junction and there was support for changing the traffic lights' crossing sequence and the principle of installing a pedestrian footbridge. However they did appreciate the cost implications of a footbridge and considered this to be a long term aspiration.

The Chairman of Stinsford Parish Council also mentioned the condition of the roundabout to Stinsford/Kingston Maurward and explained how the Parish Council hoped that it could be improved and themed to better reflect the history and significance of Dorchester. The Committee supported this idea and it was suggested that this could become a project for the Town Council's new Community Development Officer.

Resolved

- i) That DCC be advised that Dorchester Town Council supports Stinsford Parish Council's proposals for a pedestrian light crossing to be installed at the Grey's Bridge road junction to the west of the bridge and, in the long term, a footbridge to be installed on the north side of the bridge.
- ii) That the improvement and theming of the roundabout to Stinsford/Kingston Maurward to better reflect the history and significance of Dorchester be identified as a project for the Town Council's new Community Development Officer.

158. Proposal for 'Puffin' Pedestrian Crossing on Bridport Road (near Whitfield Road)

The Committee considered the proposal by DCC to install a 'puffin' pedestrian crossing on Bridport Road and noted the rationale for their preferred site, which was supported by both Dorchester county councillors. Comment was made about the other site option which did have the support of some local residents.

Overall the Committee thought that the preferred site (Option A) was in the best position on route to several schools and this would link well with the proposed foot link across the Great Field.

Some Members reported that there were still problems with cars parking on the large grassed area between Bridport and Damers Road in the vicinity.

Resolved

- i) That DCC be advised that the Town Council supports the proposed site (Option A) for a 'puffin' pedestrian crossing on Bridport Road (near Whitfield Road).
- ii) That DCC be asked again to investigate preventing parking on the large grassed area between Bridport and Damers Road.

159. **Planning Applications**

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.

160. **Decisions on Planning Applications**

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

161. **Urgent Item**

Following an issue being raised at the final meeting of the Dorchester Area Community Partnership, a Councillor made a request that Network Rail be asked to provide a telephone for taxi calls at Dorchester South station.

Resolved

That the Town Council writes to Network Rail asking it to provide a telephone for taxi calls at Dorchester South station.

Chairman

Dorchester Town Council**Planning applications considered by the Planning and Environment Committee
on 7 March 2016**

1. **9 OSBORNE CLOSE, DORCHESTER, DT1 2AP**
WD/D/16/000296
Erect single storey lean-to front extension
No objection

2. **WAITROSE LTD, KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3BW**
WD/D/15/002981
Infill 1No. existing louver opening to match existing building fabric (rear elevation), install 1 No. louver to match existing. Extend existing louver opening, install 1 No. louver to match existing. Remove existing dry air cooler and install new dry air cooler unit. Plinths: Install 4 No. block work supports size to match existing, and 2 No. spreader beams. Existing entrance and exit doors swing to be mirrored size to match existing. Install 3 No. trolley cores. Install 2 No. bicycle racks. Install external sitting area & fixed planters. Install 6 no. bollards.
No objection

3. **53 GREAT CRANFORD STREET, POUNDBURY, DORCHESTER, DT1 3SQ**
WD/D/16/000157
Erection of a conservatory
No objection

4. **8 CROWN POST COURT, TRINITY STREET, DORCHESTER, DT1 1AP**
WD/D/16/000141
Replace existing brushed aluminium windows with upvc windows to second floor flat.
Dorchester Conservation Area
No objection

5. **POUNDBURY PLOT 284A SECTOR 3.40/41/42 NEQ, PEVERELL AVENUE EAST, POUNDBURY**
WD/D/16/000106
Creation of 3 additional flats over garages (FOGs), with associated parking
No objection

6. **44 ICEN WAY, DORCHESTER, DT1 1EW**
WD/D/16/000198
Subdivide the existing terrace house into a 2 bedroom ground floor flat with single storey rear extension and a 1 bedroom first floor flat.
No objection

7. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT**
WD/D/15/002937 + WD/D/15/002938
Installation of new lift & additional residential unit
Dorchester Conservation Area and Grade II Listed Building
No objection

8. **THE OLD WAREHOUSE, DURNGATE STREET, DORCHESTER, DT1 1JP**
WD/D/16/000308
Introduction of disabled person ramp along with internal alterations to improve disabled persons access
Dorchester Conservation Area and Grade II Listed Building
No objection
9. **48 SOUTH STREET, DORCHESTER, DT1 1DQ**
WD/D/16/000326
Removal and replacement of existing signs with new metal fascia, 3D Individual letters, bus stop, flat panel metal signs and vinyl graphics.
Dorchester Conservation Area
No objection
10. **15 WEATHERBURY WAY, DORCHESTER, DT1 2ED**
WD/D/16/000137
Erect two- storey side extension
No objection
11. **27 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY**
WD/D/16/000166
Erect single storey extension to form a garden room
No objection
12. **3 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE**
WD/D/16/000168
Construct brick walls, piers, erect metal railings and gates along south boundary.
Reconstruct the drive and parking area and lay block paviers.
Recommend refusal
The introduction of brick walls, metal railings and substantial metal gates would create a dominant and incongruous feature in the street scene that is in contrast with and out of keeping with the more natural and low key boundary treatments distinctive of the area. This boundary treatment would erode the distinctive character of the area and would be detrimental to visual amenity and the character and appearance of the Manor Park estate. The boundary treatment would therefore be contrary to Policy ENV. 10 of the West Dorset Local Plan (2015) and section 7 (good design) of the NPPF (2012).
13. **7 CHESTER CLOSE, DORCHESTER, DT1 2SA**
WD/D/16/000153
Change of Use of Garden workshop into a Curtains and Blinds workshop, running a business from this workshop
The Committee heard from the applicant who detailed the operation of his small scale business stating that he considered that it would have minimal impact on neighbours as it was not open to the public as he visited clients himself, there would only be a couple of deliveries via small vans each week, the majority of production was hand sewing and no solvents were used. He said that the workshop was in the most unobtrusive position on the site and it had double glazing and was well insulated.

The Committee noted the concerns raised by neighbours that appeared to give a different

picture of the business. They accepted the points made by the applicant but considered that there could be a potentially detrimental impact on the residential nature of the area by approving the change of use.

Having taken account of both sides' representations, the Committee considered that they could support the application if a temporary planning permission was granted (if appropriate and legally enforceable), giving the change of use a trial run and allowing the planning authority time to assess evidence of the effect the change of use might have on the amenity of the residential area and neighbours. Similarly, the Committee would support a personal planning condition linking the change of use directly to the applicant with a time limit, again if appropriate and legally enforceable.

Additionally planning conditions should be added to any approval limiting the hours of operation and deliveries.

14. 15 GROSVENOR ROAD, DORCHESTER, DT1 2BD

WD/D/16/000216

Remove existing garage & study & erect a two storey side extension

No objection

15. 1 EGDON ROAD, DORCHESTER, DT1 2EA

WD/D/16/000205

Extension to provide Annexe

Recommend refusal

Despite the minimal changes in scale and design of the proposed extension, the Committee still considered that the design and appearance of the development (both the dwelling and the provision of parking spaces) is not reflective of others in the locality and it would be detrimental to and out of keeping with the character of the area and the street scene. The proposal would be contrary to Policies ENV10 and ENV12 of the West Dorset Local Plan (2015) and Section 7 of the NPPF (2012).

16. 15 OLGA ROAD, DORCHESTER, DT1 2LY

WD/D/16/000333

Rebuild rear first floor extension wall vertical in lieu of sloping

Dorchester Conservation Area

No objection

17. 7 LONGMOOR STREET, POUNDBURY, DORCHESTER, DT1 3GN

WD/D/16/000352

Erection of single storey extension

No objection

18. 6 HIGH WEST STREET, DORCHESTER, DT1 1UJ

WD/D/16/000380 + WD/D/16/000381

Replacement of hanging sign and replacement doorway lettering sign

Dorchester Conservation Area and Grade II* Listed Building

No objection

19. 37 JAMES ROAD, DORCHESTER, DT1 2HB

WD/D/15/002877 (Amended Plans)

Rear two storey & single storey extension

No objection