

Dorchester Town Council

Planning and Environment Committee

1 August 2016

Present: Councillors C. Biggs, R. Biggs, A. Canning, T. Harries, J. Hewitt, S. Hosford (Chairman), S. Jones, T. Jones, R. Potter, M. Rennie and D. Taylor.

Apologies: Councillor F. Kent-Ledger

Also Present: Councillor G. Duke

15. **Declaration of Interest**

Councillors S. Jones and R. Potter both stated that as members of WDDC's Development Control Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate and vote on planning applications at this meeting.

16. **Minutes**

The Minutes of the meeting of the Committee held on 4 July 2016 were confirmed and signed by the Chairman as a correct record.

17. **Minute Update Report**

i) Minute 40/14 (8 September 2014)

Charles Street Development Scheme – application WD/D/14/002002

The Chairman reported that she was expecting the final report to be considered by WDDC's Executive in September.

ii) Minute 155/15 (7 March 2016)

Planning Applications WD/D/15/002840 and WD/D/15/002841 – HM Prison, Dorchester

The Chairman said that it was disappointing that this development would not be providing any affordable housing but she, and WDD Councillors, were satisfied that there had been a robust assessment of the developer's viability report. In view of the Government's latest planning guidance relating to vacant building credit, Members asked for WDDC officers to provide them with advice on the impact this may have on future developments.

It was agreed that the Town Council's views should be given to WDDC's Planning Committee on 11 August, ideally by the Chairman of this Committee, when these planning applications were considered. Members were informed that WDDC's Planning Committee would be carrying out a site visit to the Prison.

Attention was drawn to the unkempt and overgrown state of the riverside garden within the Prison site and the Clerk was asked to contact City & Country to request them to undertake maintenance of the garden.

The Committee noted that the developer's planning application for Shepton Mallet Prison had recently been refused by the local planning authority.

Resolved

- i) That the Minute Update Report be noted.
- ii) That WDDC be asked to provide advice on the Government's latest planning guidance relating to vacant building credit.

- iii) That City & Country be requested to undertake maintenance of the riverside garden within the Prison site.

18. **DTEP: Damers Road/Williams Avenue Junction Improvements Proposed Traffic Regulation Order**

Mr Brewer, a local business man, addressed the Committee asking for clarification as to the reasons for the move of the bus stop on Damers Road and he considered that this would not improve the traffic situation and it would have a negative impact on his business.

Councillor Canning, as chairman of the DTEP Working Group, advised that concerns had been raised about the move of the bus stop and he considered that this could be reviewed further. The aim of the proposal was to have two longer filter lanes westbound from Damers Road turning right into Williams Avenue. As a result of the whole DTEP there would be a lot more traffic using this junction and the changes were part of the wider plan across the town.

The Committee discussed the proposals and their consequences and it considered that the move of the bus stop and loss of parking spaces in Damers Road was not justified and the impact was not acceptable.

Resolved

That Dorset County Council be advised that the Town Council supported the proposals for Williams Avenue but that it did not support the move of the bus stop and loss of parking spaces in Damers Road and considered that this part of the proposal should be reviewed.

19. **Monmouth Road Area Parking Issues**

Mr Hartley, co-ordinator of the Monmouth Road residents' group, addressed the Committee. He explained the background to the requests for additional parking restrictions in the area and detailed the high level of support given by local residents both informally and at a recent meeting organised by ward councillors. The main aim of the requests was to improve road safety and traffic flow and to move parking back into off street car parks. He thanked all those involved at the Town Council for their help and support.

The Chairman thanked Mr Hartley for all the work he had put in and considered that this was a text book example of residents' participation in local democracy.

The Committee discussed the requests, as detailed in the Clerk's report, and the practical implications of these. A Dorset County Councillor mentioned that, for information, DCC was about to undertake a policy review of the parking permit scheme policy.

Members noted that the parking situation in Alfred and Cromwell Roads had improved since the new double yellow lines had been put in at the junction.

The Committee gave their unanimous support to the requests for additional parking restrictions in the Monmouth Road area and the Chairman thanked the South Ward team.

Resolved

That Dorset County Council be requested to action the requests from residents of the Monmouth Road area for additional parking restrictions i.e.:

- a) Double yellow lines to be put on the following junctions:
 - i) Rothesay Road/ South Court Avenue;

- ii) Ashley Road/Monmouth Road; and
 - iii) Culliford Road South/Monmouth Road.
- b) A residents' parking permit scheme for: Monmouth Road/Ashley Road/Cromwell Road/Alfred Road/Culliford Road (South) and the stretch of Rothesay Road between Monmouth Road and South Court Avenue.
- The scheme to allow limited short term parking, at suitable times, to ensure that parking for residents is protected.
- c) A 20mph speed limit to be introduced in Monmouth Road.

20. **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.

21. **Victoria Park Post Office**

A West Ward Councillor proposed having a meeting with the Post Office and other interested parties to discuss the move. This led to discussion about the individual circumstances of the present Post Master and some Members considered that the meeting should go into confidential session if the discussion continued. Other Members thought that it was not necessary to do this as the discussion should only involve the relocation consultation. It was agreed to concentrate the discussion on the consultation questions and the response points then agreed were:

- The Committee considered that the new location (Poundbury Village Stores) was totally unsuitable due to its close proximity to another Post Office branch at the Buttermarket, also on Poundbury.
- This move would disadvantage residents of the Victoria Park area and take an amenity away from them. There has already been the loss of a number of small Post Office branches across the Town and this move would add to this, moving all Post Office provision (apart from the main Post Office in Trinity Street) further out from the Town centre (with two branches close to each other in one area) and away from many residential areas.
- The Committee liked the prospect of improved access to a Post Office branch building, more modern facilities and longer opening hours and would like any Post Office facilities to be made immediately available inside any new branch to allow the best access possible, for all.
- The Committee considered that ideally, a new main style branch Post Office should be provided in the existing location, or failing that at another location a similar distance from the Town Centre (not in Poundbury) to provide a better spread of Post Office provision across the Town.

After further consideration about a meeting with the Post Office, it was agreed that this would actually be a positive and proactive move and the Clerk was asked to progress this. The Town Clerk, the Chairman of the Committee and a West Ward Member would be invited to the meeting.

Resolved

- i) That the Post Office be advised of the Town Council's comments

regarding the proposed relocation of Maud Road Post Office to Poundbury Village Stores.

- ii) That the Committee Clerk arranges a meeting between the Post Office and Town Council representatives.

22. **Development at St George's Road, Red Cow Farm, Dorchester**

The Committee supported the Traffic Regulation Order required to prohibit motor vehicles from using part of the existing highway network along St Georges Road allowing it to become footway/cycleway.

Resolved

That DCC be advised that the Town Council supports the Traffic Regulation Order required to prohibit motor vehicles from using part of the existing highway network along St Georges Road allowing it to become footway/cycleway.

23. **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 August 2016

East Ward (Councillors T Harries/S Jones/F Kent-Ledger)**1. 55 LONDON ROAD, DORCHESTER, DT1 1NF - WD/D/16/001131**

Erect extension and alterations

No objection

2. 1 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/16/001313 + WD/D/16/001314

Installation of through floor lift

No objection

North Ward (Councillors R Biggs/A Canning/S Hosford/T Loakes/D Taylor)**3. PLOTS 222 TO 232, SECTOR 3.36, NORTH EAST QUADRANT, PEVERELL AVENUE EAST, POUNDBURY - WD/D/16/001377**

Approval of all reserved matters pursuant to outline p.p 1/D/09/001363 - Erect 25 dwellings, 417 sq.m of commercial floor space together with associated garages, access & landscaping

No objection

4. SOUTHFIELD VETERINARY CENTRE, SOUTH WALKS ROAD, DORCHESTER, DT1 1DU - WD/D/16/000975

Internal alterations to the veterinary practice layout and provision of student accommodation for veterinary students. Provide a residential 3 bedroomed flat.

No objection

South Ward (Councillors C Biggs/R Potter/M Rennie)**5. 49 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG - WD/D/16/001192**

Erection of a single-storey rear extension, two-storey side extension and single-storey front extension. Lay new driveway surface and installation of new 1.5m high gates mounted on to brick piers at the entrance

Recommend refusal. The Committee had concerns about the scale and design of the proposed brick piers and gate and without a plan showing these did not consider they could support the application. From the information available it appeared that these items had the potential to interrupt the open character of street frontages in the area, providing a dominating and unfriendly façade. The proposed boundary could form an incongruous feature, which would integrate poorly with the distinctiveness of the local area. As such, it could be a detriment to visual amenity and would be contrary to Policy ENV10 of the West Dorset, Weymouth and Portland Local Plan (2015).

6. 39 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY - WD/D/16/001210

Two storey side extension forming garage, utility & kitchen to ground floor with bedroom & family bathroom to first floor and loft conversion. Single storey rear extension. Form high brick wall with wrought iron to boundaries

Recommend refusal. The Committee had no objection to the extensions to the existing building, however there were several concerns about the proposed boundary treatments. The Committee were concerned about the potential loss of a distinctive aged brick wall to the rear of the property and the impact this would have on the residents of these neighbouring properties in Monmouth Road. The loss of this wall would be contrary to Policy ENV10. of the West Dorset, Weymouth and Portland Local Plan (2015). Additionally, this wall could be considered as a heritage asset to those residents and therefore its loss would be contrary to Policy ENV 4. of the West Dorset, Weymouth and Portland Local Plan (2015).

With regards to the boundary treatments to the front of the property, on all sides, and on the

western side of the property adjoining No. 41, the Committee considered that the proposed wall and railings would be overbearing, dominant and out of keeping with the character of the road and therefore would be contrary to Policy ENV10. of the West Dorset, Weymouth and Portland Local Plan (2015).

7. **THOMAS HARDYE HALL, BONDED STORES, BREWERY SQUARE, WEYMOUTH AVENUE, DORCHESTER - WD/D/16/001438 + WD/D/16/001444 & WD/D/16/001495 + WD/D/16/001494**

Change of use to D2 leisure (gymnasium) use/Erection of signs/ Fascia signage and vinyl entrance signage bearing the Anytime Fitness logo

Recommend refusal. The Committee considered that 24 hour opening was excessive and unnecessary and would be detrimental to the amenity of many residents in the area, some of whose properties immediately adjoined the site, both in respect of noise generated by customers using the facility and from extractor fans/air conditioning units. The application would therefore be contrary to ENV16. of the West Dorset, Weymouth and Portland Local Plan (2015).

With regards to the signage, the Committee considered that the proposed signs, particularly to the front elevation of the building (which was noted as a 'frontage of high importance' in Brewery Square's original masterplan), by reason of their modern design and colours, large scale and inappropriate illumination were considered to result in substantial harm to the visual amenities of the locality including a detrimental impact on the character of the listed building and the setting of other listed buildings within the vicinity. The signage would be contrary to the Town Council's Internally Illuminated Shop Signage Policy and the application would not preserve or enhance amenities within the Dorchester Conservation Area and would therefore be contrary to policies ENV 4 and ENV 14 of the West Dorset, Weymouth & Portland Local Plan (2015) and sections 7 and 12 of the National Planning Policy Framework (2012).

West Ward (Councillors J Hewitt/T Jones)

8. **12 COBURG ROAD, DORCHESTER, DT1 2HW - WD/D/16/001243 + WD/D/16/001245**

Convert second floor flat parapet roof to balcony and remove metal staircase and installation of dormer window

Replace kitchen flat roof with a pitched roof, erect side extension and installation of east facing dormer window

No objection

9. **39 TREVES ROAD, DORCHESTER, DT1 2HE - WD/D/16/001227**

Alterations to include replacement of rear flat roof with mono pitch roof and erect replacement detached garage

No objection

10. **LAND ADJACENT TO 13-15 CASTLE CLOSE, DORCHESTER, DT1 2JE - WD/D/16/001455**

Development of four, 1 bedroomed flats with parking and amenity space within corner garden plot of 13/15 Castle Close, Dorchester

No objection, however, the Committee were disappointed that the proposal did not provide for any on site parking for the two existing properties and this would intensify on street parking in Castle Close.

Additional Applications

11. **15 ST HELENS ROAD, DORCHESTER, DT1 1SD - WD/D/16/001524**

Replace a flat roof rear extension with a dual pitched single storey extension.

Internal remodel to the adjacent section of the house.

No objection