

Dorchester Town Council

Planning and Environment Committee

5 September 2016

Present: Councillors T. Harries, J. Hewitt, S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter and M. Rennie

Apologies: Councillors C. Biggs, R. Biggs, A. Canning, S. Hosford (Chairman), T. Jones, and D. Taylor

Also Present: Councillor G. Duke

24. **Appointment of Chairman**

In the absence of the Chairman and Vice Chairman, Councillor Harries was appointed Chairman for the meeting.

25. **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.

26. **Minutes**

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

Minute 17. i)/16

Councillor Duke gave an update on WDDC's further consideration of the future of the Charles Street development and the Committee noted that the report being considered by WDDC's Executive, together with a cover report by the Town Clerk, would be considered at their next meeting.

27. **Minute Update Report**

i) Minute 19/16 (1 August 2016)

Monmouth Road Area Parking Issues

There was disappointment at the response from DCC regarding the requests for additional parking restrictions that the Town Council had supported from residents in the Monmouth Road area.

It was agreed to consider this issue further at the next Committee meeting and to ask for Councillor Richard Biggs' input into this as the County Councillor with the most direct involvement in these matters.

ii) Minute 21/15 (1 August 2016)

Victoria Park Post Office

The Committee Clerk reported that the Town Clerk was in the process of arranging a meeting between Post Office and Town Council representatives and this would hopefully be in the next few weeks.

Resolved

- i) That the Minute Update Report be noted.
- ii) That an item be put on the agenda for the meeting on 3 October 2016 regarding Monmouth Road parking issues and that Councillor Richard Biggs be asked for his input into this.

28. **Planning Applications**

Councillor Kent-Ledger expressed a non-pecuniary interest in planning application WD/D/16/001711 as her husband is employed by the applicant.

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.

29. **Dorchester Transport and Environment Plan (DTEP) – Lower South Street Enhancement**

The Committee were pleased to see the proposals to amend the Traffic Orders relating to the use of New Street and lower South Street by disabled persons vehicles and Members considered that this would make the use of these pedestrianised streets safer and much clearer. The Committee unanimously supported the proposals.

Resolved

That Dorset County Council be advised that Dorchester Town Council supports the proposals to amend Traffic Regulation Order No. 374/08 and Article 14.1.6 of Schedule 23.50 of the West Dorset Traffic Regulation Consolidation Order 2014.

30. **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 September 2016

East Ward (Councillors T Harries/S Jones/F Kent-Ledger)

1. **1 SALISBURY TERRACE, SALISBURY STREET, DORCHESTER, DT1 1JT - WD/D/16/001601 + WD/D/16/001602**
Reinstatement of de-roofed existing outbuilding. Removal of two wooden fireplace surrounds and replacement with victorian style surrounds.
No objection
2. **33 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/16/001505**
Erect single storey lean-to extension to front to form extended kitchen with pitched roof porch
No objection
3. **35 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/16/001506**
Erect single storey lean-to extension forming extended kitchen/wc to front with pitched roof porch
No objection
4. **LOUDS MILL, ST GEORGES ROAD, DORCHESTER, DT1 1PH - WD/D/16/001660**
Demolish existing GCS Agricentre Unit and adjoining Lawnmower Sales and replace with new GCS Agricentre Unit and Country Store Unit. Relocate Lawnmower Sales to existing Country Store Unit.
No objection. However, the Committee considered that the remaining Listed Buildings and associated elements on site should be retained and protected. Also the Committee requested that the applicant be asked to consider reinstating public access through the site to the River Frome and water meadows.

North Ward (Councillors R Biggs/A Canning/S Hosford/T Loakes/D Taylor)

5. **TERRITORIAL ARMY, POUNDBURY ROAD, DORCHESTER, DT1 1TA - WD/D/16/001454**
Part UPVC replacement & part refurbishment of existing windows (revised scheme)
Dorchester Conservation Area
No objection
6. **NORTH QUADRANT OF POUNDBURY PHASES 3 AND 4 - WD/D/16/001590**
Access; appearance; landscaping; layout and scale for 380 houses and flats and 68.4 sq.m. of non-residential floorspace - matters reserved for further approval by outline planning permission ref. 1/D/09/001363
No objection
7. **WESSEX HOTEL, 32 HIGH WEST STREET, DORCHESTER, DT1 1UP - WD/D/16/001624 + WD/D/16/001625**
Proposed new flat roof, timber frame rear extension to provide a new Male WC, amend the existing Male WC to create a Unisex Disabled WC and amend the existing external escape stairs.

Dorchester Conservation Area and Grade II Listed Building
No objection

8. **STERLING HOUSE, PRINCES STREET, DORCHESTER, DT1 1TW - WD/D/16/001755**

Change of use from offices to 2 self-contained flats

No objection

9. **THE FIRESTATION, DELAPORT HOUSE, TRINITY STREET, DORCHESTER, DT1 1TU - WD/D/16/001711**

Demolition of Delaport House (The Fire Station), construction of a new 3m high brick perimeter wall with double gates and vehicle access crossover widening

Recommend refusal. The modern, industrial appearance of the gate and wall would be detrimental to the character of the Conservation area, it would be out of keeping with the street scene and the development neither preserves nor enhances the Conservation Area. Additionally the development would further diminish traditional features and character within the Conservation Area. As such the development is contrary to Policies ENV. 4 and ENV. 10 of the West Dorset and Weymouth and Portland Local Plan and Part 12 of the NPPF (2012). Additionally, the Committee asked that if the Firestation building is demolished, the Dorchester crest plaque, on the east elevation of the existing building fronting Trinity Street, be preserved.

10. **DUCHESS OF CORNWALL, 12 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3DD - WD/D/16/001708**

Erect External Pictorial Sign, breeze screens and signwriting

No objection

11. **6 ELVASTONE STREET, POUNDBURY, DORCHESTER, DT1 3RL - WD/D/16/001819**

Extend the projection of existing timber conservatory from 2400mm to 3400mm

No objection

12. **131 BRIDPORT ROAD, DORCHESTER, DT1 2NH - WD/D/16/001741**

Erect two storey side extension forming garage, utility, wc to ground floor with bedroom & en-suite to first floor. Single storey rear lean-to extension forming living area.

No objection, however, if the application is approved the Planning Authority is asked to add a planning condition to ensure that the window in the new bedroom on the first floor, on the east side of the property overlooking No 129. Bridport Road, has obscure glazing

13. **15 CORNHILL, DORCHESTER, DT1 1BJ - WD/D/16/001818**

1No non illuminated fascia sign and 1No non illuminated hanging sign

No objection

South Ward (Councillors C Biggs/R Potter/M Rennie)

14. **THOMAS HARDYE HALL, BONDED STORES, BREWERY SQUARE, WEYMOUTH AVENUE, DORCHESTER - WD/D/16/001438 + WD/D/16/001444 (Change of Use) And WD/D/16/001494 & WD/D/16/001495 (Advertisement Consent)**

Dorchester Conservation Areas and Grade II Listed Building

To consider additional information (attached) provided by the applicant regarding the objection submitted by Dorchester Town Council.

WD/D/16/001438 + WD/D/16/001444 - Taking into account all of the additional

information provided from the applicant and noting that Environmental Health did not have any issues with internal noise from the development (having seen the applicant's acoustic report), the Committee agreed to withdraw their objection to change of use of the site.

WD/D/16/001494 & WD/D/16/001495 – Having looked again at the plans for the advertisements for the development and photographs provided by the applicant, the Committee reiterated their previous objection i.e. Recommend refusal. 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).

Additionally, the Committee considered that the signage on the top fascia of the north elevation was too dominant and its size should be reduced to be subservient to signage for Brewery Square further along that elevation and preferably it be located elsewhere on that elevation in a less prominent position. They also considered that Option 2. for that elevation with no running man logo was the better option.

15. 2 POWYS CLOSE, DORCHESTER, DT1 2RG - WD/D/16/001468

Erection of a close boarded fence on slotted posts and 6' concrete gravel boards to be positioned on the external boundary of the property

Recommend refusal. The proposed solid close boarded fence would interrupt the predominantly open character of the estate, providing a dominating and incongruous feature in the street scene integrating poorly with the distinctiveness of the local area. As such, it could be a detriment to visual amenity, particularly on this prominent corner plot location, and would be contrary to Policy ENV10 of the West Dorset, Weymouth and Portland Local Plan (2015).

West Ward (Councillor J Hewitt/T Jones)

16. 1 STOWCASTLE STREET, POUNDBURY, DORCHESTER, DT1 3GF - WD/D/16/001649

Single storey rear extension

No comment as the applicant is a Dorchester Town Councillor

17. 42 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES - WD/D/16/001752

Single Storey Extension

No objection