

Dorchester Town Council

Planning and Environment Committee

7 November 2016

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

40. **Declaration of Interest**

Councillors Jones and Potter 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 but not vote on planning applications at this meeting.

41. **Dorset Highways Presentation**

Unfortunately, due to the sickness of the Head of Dorset Highways, the presentation was postponed to a future meeting.

42. **Minutes**

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

The Chairman reported that Len Heath had resigned from Dorchester Civic Society and therefore would no longer be attending committee meetings as the Society's representative. A letter had been sent to him, on the Committee's behalf, thanking him for all the helpful comments and advice that he had given to the Committee over the years. Members reiterated their thanks and sent him their best wishes.

Minute 37 – West Dorset, Weymouth & Portland Local Plan: Five Year Housing Land Supply

The Chairman expressed her concerns about the assessment of the housing land supply and questioned whether the Town Council should be challenging the figures determined by the Inspector at the Local Plan Appeal and making a fuller response to WDDC.

Members agreed with this and gave examples of challenges being put forward by other town councils across the county. It was noted that any challenge would need to be evidence based and of particular interest was how parish plans, which had specified housing need and requirements, had been used in identifying sites for housing in the Local Plan.

There was discussion about the reasons for the housing land supply target not being met, the evidence base of the Appeal Inspector's figures, the role of house sales demand in setting targets, the limited land supply in Dorchester, infrastructure difficulties and boundary issues. Members agreed that while Dorchester would have to accept a share of the District's housing land supply, they considered that it could not and should not take all of the projected targets.

WDDC's Corporate Manager Planning would be attending the Committee's next meeting to provide an update on the Local Plan and related issues. Members agreed that their concerns should be flagged up to her in advance of that meeting.

It was also agreed that all Town Councillors should be involved in consideration of these issues and the Town Council needed to position itself to be able to influence the preferred sites of the District's housing land supply.

Resolved

- i) That WDDC's Corporate Manager Planning is advised of issues Town Councillors wish to discuss in advance of the Planning and Environment Committee meeting on 5 December 2016.
- ii) That all Town Councillors be invited to attend the presentation by WDDC's Corporate Manager Planning at the Planning and Environment Committee meeting on 5 December 2016.
- iii) That all Town Councillors should have the opportunity to be involved in further discussions about the Town Council's ongoing consideration of the Local Plan as appropriate.

43. 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.

A south ward councillor reported that she and another ward member had requested that planning application WD/D/16/001494 – fascia signage and vinyl entrance signage bearing the Anytime Fitness logo was referred to WDDC's Planning Committee for decision. The Chairman of that Committee had supported the request and officer's consideration was now awaited.

44. Development of Dorchester's Centre

Members, who were also District Councillors, gave an update on the progress being made by WDDC with regards to the review of options for the retail development of the Charles Street site and they advised that WDDC had agreed that good public consultation would be needed on any future scheme. Mention was made of the peer review being undertaken for all of the archaeological findings from the site.

There were concerns about the impact that the development of this site might have on other retailers in the town centre and their viability. There was a need for a holistic approach to be taken for the development of the Town Centre and Members considered that a Town Centre Strategy would be a key element of this. Comment was also made that some major retailers were now scaling back on their operations rather than expanding.

The Chairman considered that the Town Council should wait for the outcome of the retail specialist's report before inviting a WDDC officer to advise them on the report's findings and Members agreed with this approach.

The Committee welcomed WDDC's proposal for the development of a Town Centre Strategy and were keen that the Town Council become involved in this.

Resolved

- i) That a WDDC officer be invited to give the Town Council a presentation on the outcome of the retail specialist's report on options for the retail development of the Charles Street site at the appropriate time.
- ii) That WDDC be advised that the Town Council strongly supports the development of a Town Centre Strategy and would welcome the opportunity to be involved in the development and implementation of the Strategy.

45. Disabled Parking Spaces in the Town Centre

The Chairman suggested that it would be useful to have some baseline figures of the number of all (on and off street) the disabled parking spaces available in the Town Centre, to be used for reference purposes both now and in the future.

The Committee agreed that this information should be requested from DCC and WDDC and once received it would be reported back to the Committee.

Resolved

That the Committee Clerk asks DCC and WDDC to provide up to date information on the numbers of all (on and off street) the disabled parking spaces available in the Town Centre plus, if possible, usage data.

46. Decisions on Planning Applications

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

47. Urgent Items

The Vice Chairman reported that DCC's Audit and Governance Committee were considering a Call to Account over the recent Ironman event and he asked for Members comments. Members said that they had not received any complaints directly and while they were aware that there had been problems and lessons to be learned, they felt that some problems had been exaggerated and the benefits outweighed the negatives.

The Vice Chairman also advised that the Dorchester to Grimstone cycle route was now being improved and extended.

Chairman

Dorchester Town Council**Planning applications considered by the Planning and Environment Committee on 7 November 2016****East Ward (Councillors T Harries/S Jones/F Kent-Ledger)**

1. **16 SYDENHAM WAY, DORCHESTER, DT1 1DN - WD/D/16/002108**

Erection of two storey side extension & internal remodel

No objection

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

2. **1 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE - WD/D/16/002200**

Install company fascia signage & hanging sign

No objection

3. **30 TRINITY STREET, DORCHESTER, DT1 1TT - WD/D/16/001383**

Installation of new shopfront including canopy

No objection

4. **6 NORTH SQUARE, DORCHESTER, DT1 1HY - WD/D/16/002295**

Form three new window openings in East Facing Boundary Wall

No objection

5. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT
- WD/D/16/002151**

Create a new opening into an existing wall to create a door giving access to a bathroom in Unit 16

No objection

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

6. **93 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA - WD/D/16/002122**

New pitched roof to front elevation & conversion of this roof space to form master bedroom with en-suite. Remove existing flat roof to garage & form new pitched roof over existing garage & new porch. Rear flat roof extension forming living area.

No objection

7. **7 COPPER STREET, DORCHESTER, DT1 1GH - WD/D/16/002095**

Main Fascia sign and projecting bus stop signs on a retail premises

No objection

West Ward (Councillors J Hewitt/T Jones)

No applications

Additional Application

8. **UNIT 2, KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3BW - WD/D/16/002339**

Erection of 1no. fascia sign, 1no. hanging sign & steel lettering above the window displaying 'ZeroC Sales Office'.

No objection