

# Dorchester Town Council

## Planning and Environment Committee

4 September 2017

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

18. **Declaration of Interest**

Councillors S. Jones and Potter stated that as members of WDDC's Planning 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.

19. **Minutes**

The Minutes of the meeting of the Committee held on 7 August 2017 were confirmed and signed by the Chairman as a correct record.

20. **Minute Update Report**

**Minute 14/17 – Development at St George's Road, Red Cow Farm**

A Dorset County Councillor stated that he was reasonably reassured by DCC officers that there could be a way forward in resolving the issue of the completion and connection of Lubbecke Way and St George's Road, by the end of this week, and the Duchy was involved in an important meeting in this regard. All parties involved were seeking a joint resolution to the outstanding issues and DCC intended to provide a briefing note for Members as appropriate. The Committee were satisfied with this at the moment but hoped for a more conclusive update at their next meeting and Dorset County Councillors were asked keep the Committee informed.

**Minute 15/17 - WD/D/17/001480 Crown Gate**

A Dorset County Councillor had asked DCC for sight of the plans relating to the highways provisions for the Crown Gate site.

21. **West Dorset District Council – Review of the Local Plan**

Hilary Jordan, Corporate Manager – Planning (Community and Policy Development) and Trevor Warrick, Spatial Policy and Implementation Manager for WDDC gave a powerpoint presentation on the responses to the District Council's review of the West Dorset and Weymouth & Portland Local Plan.

The presentation gave details about the level of response to the public consultation, particular comments made in relation to the Dorchester and Crossways site options and the next stages of the review process. A summary of the responses would be going live on DorsetForYou within days.

Members raised a number of issues including the provision of affordable housing, the impact of councils merging to a unitary authority, the pressure of new development on schools and roads and the high costs of infrastructure provision.

In response, the WDDC officers advised that all sites would be subject to viability testing and it would be seeking this evidence early in the planning process plus prioritising sites that showed robust deliverability. It was intended to progress the Local Plan, including evidence gathering and consultation, as far as possible before any unitary merger to put the Plan in an advanced and strong position. It was accepted that infrastructure costs, whichever sites were chosen, would be significant and it was likely that external funding sources would be required to support these. A balance of sites, both small and large, would be needed across the area and each would have a differing lead in and completion time.

Members noted that site D4 was unlikely to be pursued as the landowner no longer supported the development and a new, previously unidentified, potential site had been brought forward to the north of Crossways.

WDDC officers pointed out that the awaited Government White Paper would be reflected within the revised Local Plan and would influence its progress and content.

The Chairman thanked the WDDC officers for attending the meeting.

22. **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.

23. **Urgent Items**

The Committee noted that WDDC had arranged public briefings about the future of retail in Dorchester on 26 September 2017 and this clashed with the Town Council meeting. Joint Members were disappointed that there had been no consultation regarding this date and were seeking a resolution to this.

WDDC would be considering a revised Parking Policy at their Overview & Scrutiny and Strategy Committees over the next week or so and Members had concerns about some of the issues within the committee reports, including the lack of inter authority liaison and the provision of parking spaces for motorhomes in car parks, and the Committee asked Joint Members to raise these points at the WDDC meetings.

**Chairman**

**Dorchester Town Council****Planning applications considered by the Planning and Environment Committee on 4 September 2017**

1. **21 LANCASTER ROAD, DORCHESTER, DT1 1QH - WD/D/17/001769**  
Single Storey Side Extension  
No objection
2. **24 GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/17/002065**  
Minor repair and painting of house external woodwork and outbuilding windows and doors  
No objection
3. **85 BRIDPORT ROAD, DORCHESTER, DT1 2NH - WD/D/17/001639**  
Existing detached garage conversion plus single storey extension to rear of garage. To create ancillary entertainment and accommodation to the rear of the property  
No objection
4. **34 COLLITON STREET, DORCHESTER, DT1 1XH - WD/D/17/001780**  
Remove chimney stack and roof over  
Recommend refusal.  
The Committee considered that the removal of the chimney stack would be the loss of a collective heritage asset and harm the building's traditional character. It would also diminish the traditional features and character of the Dorchester Conservation Area and its distinctive street scene. Therefore the proposal would neither enhance nor preserve the Conservation Area or its setting and would be contrary to Policies ENV4 and ENV12 of the adopted Local Plan and advice within the NPPF.
5. **27 VESPASIAN WAY, DORCHESTER, DT1 2RD - WD/D/17/001627**  
Demolish existing porch and build new porch to enlarged footprint. Replace flat roof to utility/garage/porch with pitched roof  
No objection
6. **28 CROMWELL ROAD, DORCHESTER, DT1 2DN - WD/D/17/001642**  
Remove existing outbuilding and replace with single storey flat roof extension.  
No objection
7. **8 FARRINGDON CLOSE, DORCHESTER, DT1 2BU - WD/D/17/001795**  
Erect first floor extension and enlarged conservatory  
No objection
8. **4 LEGION CLOSE, DORCHESTER, DT1 2RQ - WD/D/17/001487 (Amended Plans)**  
Erect side extension  
Recommend refusal.  
The Committee did not consider that the changes made to the application addressed their previous concerns, particularly in relation to the accessibility of the neighbour's driveway, and therefore they reiterated their objection to the application.

9. **1 CAPITOL CLOSE, DORCHESTER, DT1 2QS - WD/D/17/001803**  
Erection of a two storey side and front extension. New pitched roof over the garage/utility room. Rear decking area with glazed canopy roof.  
No objection
  
10. **FLAT 1, MAIDEN HOUSE, 6 WADEBRIDGE STREET, POUNDBURY, DORCHESTER, DT1 3AT - WD/D/17/001662**  
Change of use of B1 commercial unit as approved to form a single storey self contained flat on the ground floor (retrospective)  
No objection
  
11. **1 ASHINGTON STREET, POUNDBURY, DORCHESTER, DT1 3GJ - WD/D/17/001799**  
Change of use of ground floor area from retail A1 to residential C3.  
No objection