

Dorchester Town Council

Planning and Environment Committee

4 June 2018

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

1. Declaration of Interest

Councillors 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.

2. Minutes

The minutes of the meeting of the Committee held on 30 April 2018 were confirmed and signed by the Chairman as a correct record.

3. Minute Update Report

i) Bournemouth, Dorset and Poole Waste Site Plan

Members noted that there would be an examination of the Waste Plan at the end of June and in view of previous concerns raised by the Town Council about the allocation of Louds Mill as the household recycling centre, it was agreed that further written and verbal representations should be made to the Inspector.

The Committee went through the main points of concern to be forwarded to the Inspector and also suggested that a site visit be requested.

The Chairman and Committee Clerk were asked to arrange for a Member to speak at the Examination and to go through the Town Council's specific concerns, to be raised at the Examination, with them.

Some Members considered that there could be a potential site (Stinsford Hill) for a household recycling centre within the Local Plan preferred option site north of Dorchester and asked for this site to be identified so that work could be undertaken to progress this option.

ii) WD/D/16/002503 – DEFRA, Government Buildings, Prince of Wales Road

An east ward member explained the noise problems being experienced with this development and how the site owner was seeking to resolve them. The Town Council had asked that restrictions be put on to the development to protect neighbours' residential amenity but the planning authority had not taken account of these comments.

The Committee agreed that a letter should be sent to WDDC stating the Town Council's concerns that potential problems with the development had not been identified earlier by Environmental Health and that neighbour amenity issues identified by the Town Council had not been taken into account of during the planning process.

iii) WDDC Review of the Local Plan

The Committee Clerk reported that the Town Clerk had received a reply to his letter and had been advised that WDDC did not see consideration of land capture value issues as part of the Local Plan process but officers were willing to meet to explain their position on this. She also detailed the public consultation period.

Members agreed that it would be necessary to hold a special meeting of the Committee, probably in September, to discuss and formulate the Town Council's response to the Local Plan preferred option sites.

A Member mentioned meetings that had been held by WDDC with their Dorchester and adjoining Parish Councillors regarding the Local Plan review and she considered that these meetings had been very constructive and useful.

iv) Lubbecke Way

An east ward Councillor pointed out residents' concerns about traffic and parking when Lubbecke Way was linked to St George's Road and the Committee agreed that a DCC officer should be invited to talk to them about this at the August meeting.

Relating to parking issues, Members raised concerns about the poor condition of many road markings throughout the town which were leading to parking and safety problems. It was agreed that Members should identify particular sites for discussion at the next Committee meeting. Dorset County members highlighted DCC's very restricted budget for such works and the fact that it already had a process to deal with such maintenance issues through DorsetForYou.

The Committee Clerk confirmed that any requests that the Town Council had received for new/additional parking restrictions would be considered by the Committee in September.

Resolved

- i) That the Committee Clerk advises the Waste Plan Programme Officer of the Town Council's further representations and wish to speak at the Examination.
- ii) That WDDC be asked to confirm if a potential site for a household recycling centre had been identified within the Local Plan preferred option site to the north of Dorchester.
- iii) That the Committee Chairman and Clerk discuss the Town Council's points to be raised at the Examination with the Member speaking at the Examination.
- iv) That WDDC be advised of the Town Council's concerns that potential problems with the development ((WD/D/16/002503) had not been identified earlier by Environmental Health and that neighbour amenity issues identified by the Town Council had not been taken into account of during the planning process.
- v) That a DCC officer be invited to attend the August meeting of the Committee to discuss traffic and parking issues relating to the linking of Lubbecke Way and St George's Road.
- vi) That the Committee Clerk adds an item to the next Committee agenda regarding the condition of road markings identified by Committee members.

4. Planning Applications

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

During consideration of planning applications WD/D/18/000794 and WD/D/18/000795, points were made about outstanding affordable housing and S106 obligations on the Brewery Square site and it was agreed that WDDC should be asked to confirm these.

Resolved

- i) 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.
- ii) That WDDC be asked to confirm the outstanding affordable housing and S106 obligations on the Brewery Square site.

5. London Road Development Site

The Committee noted that Town Clerk's report and commented on their experiences at the public consultation event held by the potential developer of the site.

Members were extremely concerned that it appeared that the development would not provide any affordable housing, either on or off site and there was an understanding that the site had not yet been bought by the developer. Members considered that WDDC should stand firm on Policy HOUS 1. in the adopted Local Plan and insist that such developments should provide the 35% affordable housing as required by this policy.

The Committee agreed that the Town Council should write to WDDC and propose that, if the London Road site had not already been bought by the developer, WDDC should buy the site and develop it, through its own Housing Company, to ensure the delivery of affordable housing in Dorchester.

Resolved

That the Town Council writes to WDDC and proposes that, if the London Road site has not already been bought by the developer, WDDC should buy the site and develop it, through its own Housing Company, to ensure the delivery of affordable housing in Dorchester.

6. Planning Issues to Note

Field East of Grey's Bridge, South of London Road, Dorchester

The Committee noted the traffic disruption that had arisen as a result of the works being undertaken at this site and was concerned that the Town Council had not been consulted or advised of the planning application and works so close to the Town boundary.

Resolved

That WDDC be advised of the Town Council's concerns about lack of consultation and notification of a planning application and works close to the Town boundary and asking that it be advised of such applications and works in future.

Chairman

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1. **WD/D/18/000599 + WD/D/18/000600 - 28 HIGH WEST STREET, DORCHESTER, DT1 1UP**
Change of use from Healthcare Centre (Use Class D1) to a dwelling house with basement apartment (Use Class C3) including extension & alterations & associated works
No objection
2. **WD/D/18/000670 + WD/D/18/000671 - CITROEN MMC DORCHESTER, MILLERS CLOSE, DORCHESTER, DT1 1SS**
External alterations to facilitate internal works to increase the area of car Showroom + Display of 4no.illuminated fascia sign & 2no. illuminated signs
No objection
3. **WD/D/18/000910 + WD/D/18/000911 - TOP O TOWN HOUSE, BRIDPORT ROAD, DORCHESTER, DT1 1XT**
Change of use of office to 9 residential apartments; erection of dwelling, refuse/cycle stores
No objection. However, the Planning Authority was asked for confirmation of whether the development was liable for a CIL payment. Also it was requested that any modern external rainwater and waste pipes (particularly on the east elevation) should be replaced with traditional style and material pipes appropriate to a Listed Building in a Conservation Area.
4. **WD/D/18/000950 + WD/D/18/000951 - 37 SOUTH STREET, DORCHESTER, DT1 1DF**
Raise First Floor Roof to Rear, Install New Air Conditioning System & Relocate Air Conditioning Condensers
No objection
5. **WD/D/18/000725 - 2 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT**
Change of use from amusement arcade to restaurant/cafe use (A3) and installation of extraction ducting
No objection
6. **WD/D/18/000839 - AGRICULTURE HOUSE, ACLAND ROAD, DORCHESTER, DT1 1EF**
External works to include re-roofing, leadwork repairs/renewal and replacement rainwater goods
No objection
7. **WD/D/18/000907 - ROWAN HOUSE, 2 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW**
Construction of secure storage unit
No objection
8. **WD/D/18/000723 - 36 GROSVENOR ROAD, DORCHESTER, DT1 2BD**
Erection of 2 storey side extension, single storey rear extension and new front porch
No objection
9. **WD/D/18/000797 - 11 WEYMOUTH AVENUE, DORCHESTER, DT1 1QR**
Change of use from A3 to mixed A3/A4 use and elevational alterations including the erection of lobby area to front elevation
No objection

10. **WD/D/18/000794 + WD/D/18/000795 - FORMER BREWHOUSE, 1 BREWERY SQUARE, DORCHESTER, DT1 1HX**
Conversion of former brewhouse to residential use to provide 29 apartments & 32 parking spaces, commercial space, storage areas associated with the residential, addition of new floors, creation of new openings in external & internal walls
No objection
11. **WD/D/18/000077 - 5 MANOR ROAD, DORCHESTER, DT1 2AU**
Demolition of existing extension and erect a single storey side and rear extension
No objection
12. **WD/D/18/000932 - 53 WEATHERBURY WAY, DORCHESTER, DT1 2ED**
Erection of front porch
No objection
13. **WD/D/18/000688 - SIGNAL HOUSE, 4 BITTER END, DORCHESTER**
Replacement of existing roof
No objection
14. **WD/D/18/000623 - DOMINOS PIZZA, GREAT WESTERN ROAD, DORCHESTER, DT1 1RD**
Install 2no. illuminated Fascia Signs
No objection, the Committee supported the comments and planning condition proposed by the Conservation Officer.
15. **WD/D/18/000803 - 37 QUEENS AVENUE, DORCHESTER, DT1 2EP**
Erection of single storey timber building for use as a garden room
No objection
16. **WD/D/18/000678 - 26 MIDDLEMARSH STREET, POUNDBURY, DORCHESTER, DT1 3FD**
Change of use from A2 to D1 to provide a Sport Health Centre
No objection
17. **WD/D/18/001040 - 8 BRIDPORT ROAD, DORCHESTER, DT1 1RS**
Demolition of existing rear utility room and erection of new single storey extension
No objection