

Dorchester Town Council

Planning and Environment Committee

1 October 2018

Present: Councillors C. Biggs, R. Biggs, T. Harries, J. Hewitt, F. Kent-Ledger, T. Loakes, R. Potter (Chairman) and M. Rennie

Apologies: Councillors A. Canning, S. Hosford, S. Jones and D. Taylor

31. Declaration of Interest

Councillor Potter stated that as a member of WDDC's Planning Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning applications at this meeting.

Councillor Harries declared a non pecuniary interest in planning application WD/D/18/001261 as his son ran the business in the adjoining property.

Councillor Loakes declared a personal interest in planning application WD/D/18/001766 as she lives adjoining the site.

32. Minutes

The minutes of the meetings of the Committee held on 3 and 10 September 2018 were confirmed and signed by the Chairman as a correct record.

33. Minute Update Report

Lubbecke Way

The Committee Clerk provided an update from DCC advising that the proposed weight restriction would be extended at Long Bridge Way to the junction of St Georges Road and Eddison Avenue and it would be possible to rationalise the number of signs on the river side of Lubbecke Way and reduce them by half.

Several Members had attended a meeting with local residents hosted by Sir Oliver Letwin. The meeting had been very positive and useful and Members understood that residents would be sending in a petition, for consideration by the Committee at some point in the future, requesting further traffic measures in Lubbecke Way. With regards to the enforcement of the traffic restrictions already proposed, Sir Oliver Letwin had indicated that he would take the necessary action on this.

Members noted that there were a range of parking issues in the area and it would be helpful if local premises could advise visitors of potential parking problems in advance.

WDDC Consultation on the Local Plan Preferred Options

The Committee Clerk provided an update from WDDC on the likely timetable for the review of the Local Plan and the impact local government reorganisation might have on this.

Resolved

That the Minute Update Report be noted.

34. **Bournemouth, Dorset and Poole Waste Plan – Modifications to the Pre-Submission Waste Plan**
The Committee noted the report regarding modifications to the Pre-Submission Waste Plan and supported the inclusion of a new paragraph regarding the provision of a new household recycling centre to the north of Dorchester and the additional sentence proposed by WDDC regarding highways improvements to the access road to Loudsmill.

Resolved

That DCC be advised that the Town Council supports the inclusion of a new paragraph regarding the provision of a new household recycling centre to the north of Dorchester and the additional sentence proposed by WDDC regarding highways improvements to the access road to Loudsmill included in paragraphs 6. and 7. of the committee report.

35. **Dorset AONB Management Plan 2019-2024**

Resolved

The Committee noted the draft Dorset AONB Management Plan 2019 and agreed that Members would make individual responses to the Plan.

36. **Dorset Highways Councillors Satisfaction Survey 2018**

Resolved

The Committee noted the Dorset Highways Councillors Satisfaction Survey 2018 and Members agreed to let the Chairman or Clerk have any comments to include in the Town Council's response.

37. **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 in Appendix 1 to these minutes.

Chairman

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1. **WD/D/18/001766** - 3 -4 HOLLOWAY ROAD, DORCHESTER, DT1 1LF
Demolish the existing single storey buildings and build 2 no. new three bedroom, two storey dwellings - ***Variation to condition 1 of planning approval reference WD/D/17/000555 to amend the approved plans to allow the installation of 3no. solar panels to the south facing roof, omission of the external terrace and changes to the roofing and window material***
No objection but the Committee asked that an appropriate construction management plan be put into place due to the proximity of the neighbouring property at 3A.
2. **WD/D/18/001736** - 32 EDDISON AVENUE, DORCHESTER, DT1 1NY
Erection of front porch extension and conversion of existing garage to playroom
No objection
3. **WD/D/18/001817** - GARAGES AT HOLLOWAY ROAD, DORCHESTER
Demolition of 9 garages
No objection
4. **WD/D/18/001960** - 44 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AG
Demolition of conservatory and erection of single storey rear extension
No objection
5. **WD/D/18/002044** - 24 GARLAND CRESCENT, DORCHESTER, DT1 2SX
Demolition of conservatory and erection of single storey rear extension
No objection
6. **WD/D/18/001983** - PLOTS 593 TO 595 AND 600 TO 620, SECTOR 3.76, NORTHERN QUADRANT, CROWN STREET WEST, POUNDBURY
Application for approval of reserved matters for access, appearance, layout & scale of outline planning permission 1/D/09/001363
No objection
7. **WD/D/18/001808** - 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 (***with variation of condition 4 of planning permission WD/D/18/000797 to change the one-year temporary opening hours to permanent***)
Recommend refusal. The Committee supported the comments of Environmental Health that Condition 4. should not be varied and there should be no change to the temporary hours restriction. After a year, the applicant can seek a variation of the condition at which time there will be evidence of the successful operation, or otherwise, of the opening hours.
8. **WD/D/18/001789** - LAND AT JUNCTION OF PRINCE OF WALES ROAD AND, SOUTH WALKS ROAD, DORCHESTER
Erection of WW1 commemoration sculpture
No comment as Dorchester Town Council is the applicant.

9. **WD/D/18/001952** - 35 PEVERELL AVENUE EAST, POUNDBURY, DORCHESTER, DT1 3RH
Installation of side door and replacement of patio door with window
No objection
10. **WD/D/18/001964 + WD/D/18/001965** - 55 SOUTH STREET, DORCHESTER, DT1 1DQ
Installation of two air conditioning condenser units and two extract vents
Installation of non illuminated fascia sign, projecting sign and two internal posters
No objection and the Committee supported the comments of Environmental Health.
11. **WD/D/18/001261** - 7 NORTH SQUARE, DORCHESTER, DT1 1HY
Erection of one residential dwelling (Use Class C3) together with an associated car parking space
Recommend refusal. The Committee supported the comments made by the Conservation Officer and shared the same concerns considering that the development would be contrary to Policy ENV 4 of the adopted Local Plan.
12. **WD/D/18/001878** - 9 LINDEN AVENUE, DORCHESTER, DT1 1EJ
Installation of flat roof dormer and solar panels
No objection
13. **WD/D/18/002127** - 5 GREENINGS COURT, DORCHESTER, DT1 1HR
Installation of a new ground floor rear window
No objection
14. **WD/D/18/002016** - NATWEST, 49 SOUTH STREET, DORCHESTER, DT1 1DW
Install new security fencing & repair vandalised lead work
No objection subject to the Conservation Officer being happy with the proposals.
15. **WD/D/18/001738** - 107 MONMOUTH ROAD, DORCHESTER, DT1 2DF
Erection of single storey rear extension
No objection
16. **WD/D/18/001567** - 30 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ
Demolition of outbuilding and erection of single storey side extension and single detached garage
No objection and the Committee requested that a planning condition be added to ensure the retention of the boundary hedge.
17. **WD/D/18/001859** - 57 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG
Make alterations to materials approved in application WD/D/15/000314
No objection
18. **WD/D/18/001963** - 20 BARNES WAY, DORCHESTER, DT1 2DZ
Erect entrance porch and side extension
No objection.
However due to the location of the site, the Committee asked that, through a planning condition, a robust construction management plan be put into place to ensure that access to the two adjoining schools is not compromised during key times i.e. the start and end of the school day. Also provision should be made, in the construction management plan, to ensure that no contractors'

vehicles or equipment obstructs the access to the schools at any time and that the one way system is adhered to.

If the application was to be approved, the Committee requested that a planning condition be added restricting the occupation of the building for purposes which form an integral part of the planning unit known as 20 Barnes Way.

19. **WD/D/18/002012** - 9 POWYS CLOSE, DORCHESTER, DT1 2RG
Demolition of garage and erection of single storey side/rear extension
No objection
20. **WD/D/18/002017** - 8 WADEBRIDGE STREET, POUNDBURY, DORCHESTER, DT1 3AT
2no. non-illuminated hanging signs
No objection
21. **WD/D/18/002134** - COW & APPLE, 30 TRINITY STREET, DORCHESTER, DT1 1TT
Change of use of part of the first floor living accommodation to extra seating area for ground floor restaurant
No objection
22. **WD/D/18/002168** - CONNAUGHT HOUSE, 22 CORNWALL ROAD, DORCHESTER, DT1 1RU
Change of use from Office Use (Class B1(a)) to a dwellinghouse (Class C3)
No objection