

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

2nd FEBRUARY, 2009

At a Meeting of the Planning and Environment Committee held on 2nd February, 2009:

PRESENT The Mayor (Councillor C.M. Hebditch) and Councillors M.A. Allwood, C.S. Biggs, R.M. Biggs, V. Black, A.J. Canning, T.C.N. Harries, L.E. Heath, Trevor Jones, F.E. Kent-Ledger (Chairman) and R.B. Potter.

APOLOGIES for absence were received from Councillors S.C. Hosford, E.S. Jones and M.E. Rennie.

59. **MINUTES**

The Minutes of the Meeting of the Committee held on 5th January, 2009, adopted by Council on 27th January, 2009, were taken as read and were confirmed and signed by the Chairman as a correct record.

60. **RESIDENTS PARKING – CROMWELL ROAD**

The Committee considered whether to support an application from residents in Cromwell Road who were experiencing difficulties in parking due to the number of people leaving their vehicles when they go to work or board a train. The Clerk informed the Committee that she had received four letters and a petition in support of this request.

Following discussion it was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council supporting the request for a residents parking scheme for Cromwell Road and its vicinity.

61. **PEDESTRIAN CROSSING FACILITY – TRINITY STREET**

In accordance with Council Minute 49(a) the Committee considered whether to request the Dorset County Council to install a pedestrian crossing facility in Trinity Street in the vicinity of the Post Office to facilitate access to the post box and bus stops on the west side of Trinity Street.

Several Members of the Committee were strongly of the opinion that the County Council was highly unlikely to accede to the request at the present time as Trinity Street featured in the Dorchester Transport and Environment Plan.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council drawing their attention to the current problems and enquiring whether there are any current proposals which would address the issue.

62. **TAXI RANKS**

Further to Minute 55 the Committee noted that the possibility of an additional taxi rank outside the offices of the West Dorset District Council in High West would be further considered by the appropriate authorities when the on on-street parking proposals had been implemented.

(Councillor T.C.N. Harries declared a Personal Interest in the above item as he is a taxi driver.)

63. **WEST DORSET DISTRICT COUNCIL – IDENTIFICATION OF NEW SITES FOR HOUSING**

Further to Minute 62(b) the Committee noted that the District Council had identified the Charles Street, Poundbury, Trinity Street and Red Cow Farm as potential housing sites within Dorchester; these sites had been submitted in the 2007 review. Outside the development boundary were Cokers Frome, Lower Burton and Stinsford. The Committee also noted that the submitted list did not include any area within the Town where planning consent had been granted or where housing had been identified within the Local Plan.

Excluded sites within the Town were London Road and Casterbridge Industrial Estate due to their employment potential.

The Committee also noted that an area adjacent to Fordington Cemetery, land at Little Britain adjacent to The Barn, open space land in St. George's Road, open space land in Syward Road, land off Armada Way, open space land on Maiden Castle Road, open space land north of the A35 off Weymouth Avenue, the existing Damers School site, old industrial buildings on Salisbury Walk, car park and garage space on Friary Lane and the land south east of Dorchester on the A35 had all been identified by the District Council as part of the exercise but had not been submitted.

The Clerk informed the Committee that the District Council had given a firm assurance that any proposal to develop any large open space would be subject to rigorous and extensive public consultation as part of the full planning process.

(Councillor Trevor Jones declared a Personal Interest as he lived next to one of the sites identified.)

64. **DORSET COUNTY COUNCIL**

(a) **Structural Maintenance Draft Programme – 2009-10**

Further to Minute 36 the Committee received and noted a letter dated 23rd December, 2008 together with an amended schedule setting out the structural maintenance programme for 2009-10.

During consideration of this item a Member reported that he had received correspondence from the County Council suggesting that work was to commence on the pedestrian refuge and road layout at The Grove.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council seeking confirmation that the works at The Grove will proceed.

(b) Dorset Waste Forum

The Committee noted that the Dorset Waste Forum would be holding its next meeting on Friday, 27th March, 2009 at Blandford Corn Exchange.

It was

RESOLVED

That the Town Clerk be requested to ascertain whether Councillor T. James wished to represent the Council and that, should she decline, Councillor R.B. Potter be requested to attend in her place.

65. **GRIT BINS**

The Committee noted that the Council had received several requests for the provision of additional grit bins from residents as a result of the recent cold weather. The Clerk informed the Committee that there was no provision in Estimates for their purchase.

Following discussion it was

RESOLVED

- (1) That the Council's Compliance Manager be request to carry out an audit of all the existing bins and to ascertain if locks could be fitted.
- (2) That the Town Clerk be requested to place an item in the next edition of Dorchester News inviting residents to submit suggestions of potential locations for the installation of additional grit bins.
- (3) That the matter be further considered during the preparation of the Estimates for 2010-11.

(Councillors Trevor Jones and R.B. Potter left the meeting at this point.)

66. **WEST DORSET DISTRICT COUNCIL – TREES**

The Committee noted that the West Dorset District Council had approved the following tree works:

- Fell 3 Evergreen Oaks at 3 Arbutus Close;
- Reduce 1 Lime to its previous topping points at Lime Tree House, Princes Street;
- Fell 1 Beech and reshape 1 Beech and reshape 1 Sycamore at 23 Lancaster Road;
- Trim 1 Horse Chestnut overhanging 21 Maen Gardens at 8 Sydenham Way.

The Committee also noted that the request to fell 1 Beech and to perform surgery on 4 Beech trees at 2 Lucetta Lane under Section 198 had been refused and that a formal application would have to be submitted for determination.

During consideration of this item and in response to a question the Chairman of the Dorchester Heritage Committee informed the Committee that the application for the tree works on The Millstream would result in all the roots remaining so as not to impact on the path and that all felled trees would be replaced.

67. **INFORMATION REPORTS**

The Committee received and noted the various reports which had been submitted for information.

The Clerk drew the Committee's attention to the Dorchester Area Community Partnership – Dorchester Area Access For All minutes dated 4th November, 2008 which had been circulated in accordance with Council Minute 41.

68. **PLANNING APPLICATIONS**

- (a) PA 1/D/08/1818 – Construct new road, demolish existing farm buildings, convert existing barn into 3 dwellings and erect 51 further dwellings and 615sq m of employment floor space for B1 uses with associated garaging and access. Provide allotments and public open space at Red Cow Farm, St. George's Road

Further to Minute 66(c) the Clerk informed the Committee that the Duchy of Cornwall had been requested to withdraw the application as the Environment Agency and the Dorset County Council Highways Department had a number of issues which needed to be resolved. However, the Duchy would resubmit the application when discussions with the relevant authorities had taken place.

- (b) Withdrawals

The Committee noted that the following applications had been withdrawn from the Planning Register:

- PA 1/D/08/1297 – Install external lift, including alterations to existing front garden steps at 35 Alexandra Road.
- PA 1/D/08/2265 – Erect single and two storey extensions and first floor side dormer window at 42 Coburg Road.

(c) Appeals

- (i) PA 1/D/08/303 – Change of Use of existing building, including partial demolition, alterations and extension to form 304sq m retail floor space (Use Class A1), 8no. one bedroom flats and 2no. studio apartments. Alterations to existing fenestration and external rendering at The Old Firestation, Trinity Street

Further to Minute 66(a) the Committee noted that an Inspector had been appointed by the Planning Inspectorate to determine this appeal, which would proceed by way of a hearing commencing at 10.00am on 3rd March, 2009 in the West Dorset District Council Offices, Stratton House.

- (ii) PA 1/D/08/1892 – Erect dormer window at 63 Alexandra Road

The Committee noted that an Appeal had been lodged with the Planning Inspectorate against the District Council's non-determination of the above application and that the Appeal would proceed by way of written representation on or after 18th February, 2009

(d) Generally

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

It was

RESOLVED

That the comments on the various planning applications as now agreed and set out at Appendix I be submitted to the West Dorset District Council.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 2nd February, 2009

1 10233

Erect conservatory at 5 Shaston Crescent. 1/D/08/2193

No objection.

2 10234

Remove rear single storey section and erect two storey side/rear extension (It is also proposed to erect a single storey side extension to the west side of the house but this in itself would be permit development) at 26 Queens Avenue. 1/D/09/0004 (adjacent to CA)

No objection.

3 10235

Listed Building consent to carry out internal and external alterations at Flat 3, 2 West Mills Road. 1/D/08/2393

No objection.

4 10236

Erect extensions and carry out alterations at 57 Prince of Wales Road. 1/D/09/0035

No objection.

5 10237

Erect single storey extension to provide a garden room at 33 Queens Avenue. 1/D/09/0037 (adjacent to CA)

No objection.

6 10238

Erect single storey extension and carry out internal alterations at 20 Farfrae Crescent. 1/D/09/0029

Recommend refusal. The Council have concerns regarding the impact on the neighbour.

7 10239

Erect new glazed lobby to entrance and relocate ATM cash unit at Tesco. 1/D/09/0007

No objection.

8 10240

Erect two storey side extension. Erect conservatory at 1 Britannia Way. 1/D/09/0065

Recommend refusal. The Council are of the opinion that this proposal is out of keeping with the area, the visual amenity and the impact on Maiden Castle Road.

9 10241

Site 2 shipping containers (Retrospective application) at Jonson Trading Park. 1/D/08/2346

Recommend refusal. The Council have concerns regarding the loss of amenity and the impact on the neighbours. The Council suggest that the containers are moved elsewhere on the site.

10 10242

Erect 4 semi-detached houses (revised scheme to P.A. 1/D/07/001914) at Units 7/8 Sector 2.84A and Units 8/9 Sector 2.84B, Poundbury. 1/D/09/0055

No objection.

11 10243

Erect 6 semi-detached houses (revised scheme to P.A. 1/D/07/001914) at Units 5-10 Sector 2.86 Poundbury. 1/D/09/0054

No objection.

12 10244

Erect single storey extension to form garden room at 15 Hintock Street. 1/D/09/0081

No objection.

13 10245

Erect garage and utility extension at 6 Prince of Wales Road. 1/D/09/0059 (CA)

No objection.

14 10246

Advertisement consent to erect fascia signs to front, corner and rear of proposed retail unit; perpendicular sign to front elevation at Unit A, St. Martins Place, Bridport Road. 1/D/09/0073

No objection.

15 10247

Proposed shopfront, ATM installation and external refrigeration plant (to rear) for retail unit within new mixed-use development (by others). At Unit A, St. Martin's Place, Bridport Road. 1/D/09/0072

No objection.