

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

29th MARCH, 2010

At a Meeting of the Planning and Environment Committee held on 20th March, 2010:

PRESENT Councillors M.A. Allwood, C.S. Biggs, R.M. Biggs, V. Black, T.C.N. Harries, L.E. Heath, C.M. Hebditch and F.E. Kent-Ledger (Chairman).

APOLOGIES for absence were received from The Mayor (Councillor S.C. Hosford) and Councillors Trevor Jones and M.E. Rennie.

85. **MINUTES**

The Minutes of the Meeting of the Committee held on 1st March, 2010, adopted by Council on 23rd March, 2010, were confirmed and signed by the Chairman as a correct record.

86. **DORSET COUNTY COUNCIL**

(a) **Changes to the Parish Maintenance Unit Service**

The Committee received and considered a letter dated 8th March, 2010 regarding changes to the way in which the Parish Maintenance Unit would operate from 1st April, 2010. The Committee also noted that the County Council was again encouraging town and parish councils to start their own lengthsman scheme.

The Committee expressed its concerns that one person in each maintenance unit would not be a sufficient resource to provide an adequate service in Dorchester and that, whilst the County Council would be saving money by reducing the number of people in each maintenance unit, this Council would incur a large financial burden.

The Committee was strongly of the opinion that a representative from the County Council should attend a future meeting of this Committee to explain further how they envisaged that this proposal would work.

It was

RESOLVED

- (1) That the Town Clerk be requested to make enquiries to ascertain if other Councils are employing a lengthsman or a similar post.
- (2) That the Dorset County Council be requested to attend a future meeting of this Committee to explain the role of a lengthsman in more detail.

(b) Customer Feedback – Pedestrian Crossing, Bridport Road

Due to a copying error the Committee was unable to consider this item.

It was

RESOLVED

That the Town Clerk be requested to send the correct documents to all Members and suggest that they each respond to the County Council individually.

(c) Traffic Regulation Order – School Lane, South Walks and The Grove

The Clerk informed the Committee that the Dorset County Council was about to publicise a Traffic Regulation Order to introduce residents parking in School Lane, South Walks and The Grove, to extend the one hour maximum stay to three hours in Linden Avenue, School Lane, South Walks Road and The Grove, to introduce a 20p charge for two hours parking on Sundays and to introduce the facility to pay by mobile phone.

87. **WEST DORSET DISTRICT COUNCIL**

(a) Charles Street – Request for Scoping Opinion

The Committee received and considered a report prepared by Freeth Cartwright on behalf of Simons Developments and noted that this statement would accompany the forthcoming planning application for the development of the Charles Street site.

The Clerk suggested to the Committee that the report was sufficiently general however should Members wish to make a comment they could suggest that the report should refer to the Local Plan Policies which impact on the Built Heritage considerations in the same way as the report cites Policy EA14 in paragraph 2.10. It was suggested that Policies SA21, Protection of Character or Appearance of Conservation Areas; DA3, The Scale and Form of Settlements and the Pattern of Street and Spaces; DA5, The Scale and Positioning of Buildings and DA7, Detailed Design and Materials should be included.

A Member suggested that mention should be made that South Walks is a Scheduled Monument; Policy SA23 refers.

Another Member expressed his concern that whilst the report cited Policy EA14 there is no mention within it that offices would be included.

Concern was also expressed that no mention was made in the report regarding improvements to the Park and Ride facility EA24 refers.. The Committee was also strongly of the opinion that the report should recognise the fact that all the Councils in Dorchester support the Dorchester Transport and Environment Plan to improve town centre vehicle movements referred to at Policy EA27.

It was

RESOLVED

That the Town Clerk be requested to inform the West Dorset District Council of the concerns set out above.

(b) Application for Road Closure Order – Upper Fairfield Road

The Committee noted that an application had been submitted by this Council requesting the closure of Upper Fairfield Road between 7.30am and 8.30pm on Saturday, 24th April, 2010 for the celebration of the first anniversary of the skate park.

(c) Trees

(i) The Committee noted that a Tree Preservation Order had been issued for a Sycamore on the bank to the rear of 74 Prince of Wales Road as the tree in question was visible to the general public and enhanced the amenity value of the area.

(ii) The Committee noted that the District Council had approved the felling of 1 Apple at Moule Cottage, 4 Moule Terrace.

88. **INFORMATION REPORTS**

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

89. **BREWERY SQUARE DEVELOPMENT**

The Committee expressed its concern regarding the large advertisement hoardings that had recently appeared at the Brewery Square development site.

It was

RESOLVED

That the Town Clerk be requested to write to the West Dorset District Council seeking their comments.

90. **PLANNING APPLICATIONS**

(a) Salvation Army Hall, Durngate Street

The Committee received and considered a letter dated 15th March, 2010 seeking the Council's support for a day nursery at the Salvation Army Hall, Durngate Street.

Following discussion it was

RESOLVED

That the Town Clerk be requested to write to the Starlight Childcare supporting their proposal for a

day nursery but informing them that the Dorset County Council should make a decision on the suggestion that the double yellow line should be removed and replaced with a 'drop and collect' parking box.

(b) Appeals

- (i) PA 1/D/09/1738 – 4 Athelstan Road – Change of Use from Residential with B & B Accommodation to a Guest House and a new Side Extension

The Committee noted that an Appeal had been lodged with the Planning Inspectorate against the District Council's refusal of this application and that the Appeal would proceed by way of written representation on or after the 20th April, 2010.

- (ii) PA 1/D/09/0668 – Advertisement Consent – Orange, 11 Cornhill

The Committee noted that the Planning Inspectorate had allowed the Appeal.

(c) Withdrawals – PA 1/D/09/1982 – Hardstanding at 14 Margaret Place

The Committee noted that this Planning Application had been withdrawn from the Planning Register.

(d) Development Control Committee

In accordance with Minute 84(a) the Committee sought a representative to attend the Meetings of the West Dorset District Council's Development Control Committee on 8th and 22nd April, 2010.

It was

RESOLVED

That the Town Clerk be requested to write to all Members of the Committee seeking a representative to represent the Council at these meetings as no Member at the Meeting was able to attend.

(e) Planning Applications

- (i) O2 Telecommunications Proposal at Alington Avenue – To erect a 15m monopole structure incorporating 6 antennas, 2 radio equipment housing cabinets & ancillary development on land adjacent to Fordington Fields Roundabout

The Committee noted that the Planning Application had now been received for the above.

Following discussion it was

RESOLVED

That the Committee's comments contained at Minute 83 should be submitted to the West Dorset District Council.

(ii) 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 notified to the West Dorset District Council.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 29th March, 2010:

1 10497

Single storey rear & side extension at 30 Rothesay Road. 1/D/10/0255

No objection.

2 10498

Extension at 76 Monmouth Road. 1/D/10/0231

No objection.

3 10499

Install window & 4 velux roof lights at 6 Riverside Court. 1/D/10/0190 (CA)

No objection.

4 10500

Replace door & remove steps at 1 Kings Road. 1/D/10/0323 (CA)

No objection.

5 10501

Change of use of building 7 to mixed use of D1 (education) and biomass boiler. Form new office internally & install satellite dish to building 3 at Units 1, 2 & 7 Parkway Business park, Poundbury. 1/D/10/0344

No objection in principle, however, the Council have expressed concern that the proposed satellite dish does not appear on the plans.

6 10502

Replace redundant secondary entrance doors within the ground floor with window sets to match existing. Replace 6 window panes with powder coated aluminium ventilation extract louvres. Install air condenser compounds. Improvements to car park entrance & exit including layout re-marking & entrance barrier upgrade at Vespasian House, Bridport Road. 1/D/10/0336

The Council have no objection to the proposal to insert windows where there were previously doors and the Council has no objection to the proposed works within the car park but do feel an archaeological assessment should be carried out. Concern was also expressed regarding the visual impact on the Conservation Area of the proposed sub-station in Bridport Road. Concern was also expressed regarding the possible noise from the coolers and the uncertainty of their location as displayed in the plans. The Council suggest that the applicant examine further as there are alternative schemes.

7 10503

Change of Use from mixed use including B1 (Business) to A2 (Financial & Professional Services) Use Class at 9 Challacombe Square. 1/D/10/0159

No objection

8 10504

Two storey rear extension at 52 Mellstock Avenue. 1/D/10/0382

No objection.

9 10505

Ground floor extension at 32 Mellstock Avenue. 1/D/10/0377

No objection.

10 10506

Install solar photovoltaic panels at The Old House at Home, Salisbury Street. 1/D/10/0165 (CA & Grade II LB)

No objection.

11 10507

Listed Building consent to install solar photovoltaic panels at The Old House at Home, Salisbury Street. 1/D/10/0166. (CA & Grade II LB)

No objection.

12 10508

Entrance lobby at Rowan Cottage, Prince of Wales Road. 1/D/10/0375 (CA)

No objection.

13 10509

Advertisement consent to erect non-illuminated hanging sign at Poundbury Clinic, Middlemarsh Street. 1/D/10/1678

No objection.

14 10510

New first floor windows & openings at 18 High west Street. 1/D/10/0312 (CA Grade II LB)

No objection.

15 10511

Single storey extension at 10 Thornhill Close. 1/D/10/0352

No objection.

16 10512

Replace wooden windows with UPVC windows at 20 Salisbury Mews, High Street, Fordington. 1/D/10/0345 (CA)

No objection.

17 10513

Demolish flat roofed rear extension. New mono pitch roofed extension to rear at 15 Coburg Road. 1/D/10/0376 (Adjacent to CA)

No objection.

18 10514

Insert 2 ground floor west elevation windows & 2 west elevation dormer windows to existing garage at 21 Monmouth Road. 1/D/10/0265

No objection.

19 10515

Single & two storey extensions at 9 Syward Road. 1/D/10/0431

No objection.

20 10516

Single storey extension at 114 Weatherbury Way. 1/D/10/0433

No objection.

21 10517

Single-storey extension at 3 Taviton Court. 1/D/10/0425

No objection.

22 10518

Install decking at 37 High Street, Fordington. 1/D/10/0340 (CA)

No objection.

23 10519

Listed Building consent to replace window & install juliet balcony at 6 The Malthouse, High Street, Fordington. 1/D/10/0487 (Grade II LB & CA)

Recommend Refusal. The Council are strongly of the opinion that this proposal is not in keeping and does not enhance this Listed Building.

24 10520

Replace window & install juliet balcony at 6 The Malthouse, Fordington High Street. 1/D/10/0363 (Grade II LB & CA)

Recommend Refusal. The Council are strongly of the opinion that this proposal is not in keeping and does not enhance this Listed Building.

25 10521

Listed Building consent to replace windows & doors. Re-roofing. Internal alterations at 13-14 Princes Street. 1/D/10/0462 (Grade II LB & CA)

No objection.

26 10522

Demolish lean-to conservatory. New single storey extension at 14 Culliford Road South. 1/D/10/0464 (CA)

No objection.