

## **DORCHESTER TOWN COUNCIL**

### **PLANNING AND ENVIRONMENT COMMITTEE**

**29th APRIL, 2013**

At a Meeting of the Planning and Environment Committee held on 29th April, 2013:

**PRESENT** Councillors K.E. Armitage, C.S. Biggs, T.C.N. Harries, E.S. Jones, F.E. Kent-Ledger (Chairman), R.B. Potter, M.E. Rennie and D.S. Roberts.

In attendance:

Councillor T. James and Ms. M. Clarke – Dorchester Area Community Partnership;

Messrs. S. Conibear, A. Hamilton and P. James – Duchy of Cornwall.

**APOLOGIES** for absence were received from Councillors V.J. Allan, R.M. Biggs, S.C. Hosford and Trevor Jones.

#### 82. **DUCHY OF CORNWALL – QUEEN MOTHER SQUARE**

The Committee welcomed representatives from the Duchy of Cornwall who were attending the meeting to discuss with Members the planning applications which are to be submitted for consideration of Reserved Matters on three significant buildings surrounding Queen Mother Square.

Mr. Hamilton informed the Committee that this week the Duchy development would be celebrating its 20th Anniversary and that 50% of the development had now been completed.

He went on to explain that Queen Mother Square was the focal point of the development and the planning application which would hopefully be registered this week would include the three significant buildings and the statue and plinth of the Queen Mother.

Two of the three buildings would largely be commercial business premises on the ground floor and the third would be a new public house.

He informed the Committee that it was the Duchy's intention to name the three buildings after racehorses owned by the Queen Mother with the street names surrounding the Square using names of battles fought by the Dorset Regiment.

In response to a question regarding the "shared space" in Queen Mother Square the Duchy representatives confirmed that all the surface finishes had not yet been applied.

In response to another question the Duchy of Cornwall representatives agreed to investigate the reopening of all the footpaths within the North West Quadrant.

The Chairman thank the Duchy of Cornwall representatives for attending the meeting.

Councillor T. James left the meeting at this point.

83. **DORCHESTER AREA COMMUNITY PARTNERSHIP**

In accordance with Policy Minute 45 the Committee welcomed Ms. M. Clarke from West Dorset District Council who was attending the Meeting to discuss with Members how improved communication links could be established with this Council and other stakeholder groups. The Committee noted that the Dorchester Area Community Partnership provided quarterly reports to the West Dorset Partnership.

The Committee also received and considered a draft copy of a proposed service level agreement between West Dorset District Council, Dorset Community Action and Dorchester Town Council with regard to facilitating community planning in Dorchester and its hinterland. Ms. Clark informed the Committee that West Dorset partly funded five local area partnerships and a service level agreement in similar terms had been used for each.

The Committee expressed its concern that many local parishes did not offer any funding towards the Partnership and Ms. Clarke confirmed that the District Council was working to try and resolve this issue.

Following discussion it was

**RESOLVED**

- (1) That the draft Service Level Agreement be approved so far as this Committee is concerned.
- (2) That the Dorchester Area Community Partnership be requested to supply this Committee with the Minutes from its quarterly meetings for consideration and that the Chairman and one other Member of the Partnership attend the meetings of this Committee when they are being considered to answer questions.

84. **MINUTES**

The Minutes of the Meeting of the Committee held on 2nd April, 2013, a copy of which had been circulated to all members of the Committee, were taken as read and were confirmed and signed a correct record.

85. **DORSET COUNTY COUNCIL**

(a) 20mph areas

In accordance with Council Minute 50 the Committee received and considered a copy e-mail dated 8th April, 2013 regarding the implementation of 20 mph speed restrictions.

The Committee unanimously expressed its disappointment at the response received from Dorset County Council, particularly as one only had to travel to other

adjacent counties to see long stretches of roads with 20mph speed restrictions. Members were also of the opinion that signage would be adequate in many areas without the need for traffic calming measures.

It was

**RESOLVED**

That the Dorset County Council be invited to attend a future meeting of this Committee to discuss the matter further.

(b) Temporary Road Traffic Regulation Order- Mellstock Avenue, Weatherbury Way and Shaston Crescent

The Committee noted that Mellstock Avenue would be closed on 12th August, Shaston Crescent on 13th August and Weatherbury Way on 14th to 16th August, 2013 between 8.00am and 5.00pm to enable carriage maintenance works to be carried out.

(c) On-Street Parking

The Committee noted that the County Council was seeking feedback from this Council on the current on-street parking regimes and whether Members were of the opinion that the period for which parking was permitted was too short or too long.

Members were of the opinion that all on-street parking within close proximity to the Town Centre should be of a very limited time span, with parking further away, in particular on The Grove, much longer.

Following discussion it was

**RESOLVED**

That the Vice-Chairman and Councillor Potter meet with Dorset County Council to walk around the areas of on-street parking to decide which category each area falls within.

86. **STOP THE DROP**

In accordance with Selection Minute 3(3) the Committee considered whether to continue the practice of appointing a Members to represent the Council on Dorchester Stop The Drop.

It was

**RECOMMENDED**

That no Member be appointed to represent the Council on Dorchester Stop The Drop.

87. **REMOVAL OF TREE – KINGS ROAD**

The Committee received and considered a letter from a resident of Fordington Dairy requesting the removal of a tree between Kings Road and Athlestan Road to enable easier access for disabled buggies in this area.

A Member informed the Committee that the pavement in this area was too narrow and even if the tree was removed a disabled buggy would have to go on the road to negotiate the corner into Icen Way.

It was

**RESOLVED**

That the request be not supported.

88. **WEST DORSET DISTRICT COUNCIL – TREE WORKS – CULLIFORD COURT**

The Committee noted that approval had been given for 6 Limes to be reduced and 1 Norway Spruce felled at Culliford Court.

89. **PLANNING APPLICATIONS**

(a) Dorchester Community Church

The Committee received and considered preliminary designs for Dorchester Community Church which would relocate from Acland Road to Trinity Street.

Concern was expressed regarding the number of car parking spaces lost by the relocation of the Church on this site and whether there would be a net gain once the Acland Road site was available.

Concern was also expressed that the preliminary designs showed no elevation drawings and the possible closure of the public conveniences in Trinity Street should not occur until the completion of the new toilets in Charles Street.

The Committee also expressed its concern as to the relocation of the bus stop in this area as the bus stop further up Trinity Street could become very congested at busy times.

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

(b) Installation of Broadband Cabinet – Church Street outside 20 High East Street

Further to Minute 81(c) the Committee noted that the above application would proceed under General Permitted Development.

(c) Withdrawal – PA 1/D/13/0017 – Redevelop site by the erection of three dwellings and the conversion of office to an apartment at 11a St. George’s Road

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

(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 notified to the West Dorset District Council.

Chairman

**PLANNING APPLICATIONS CONSIDERED**

Planning Applications considered on 29th April, 2013:

**1 11147**

Change of use from A3 to A4 at Unit 1, 43 South Street. 1/D/13/0365 (CA & Grade II LB)

Recommend Refusal. The Council have major concerns regarding the impact on the residents of Crown Post Court.

**2 11148**

Single storey salon extension and single storey store/kitchen/staff room extension (retrospective) at 16 Durngate Street. 1/D/13/0360 (CA)

No objection.

**3 11149**

Single storey side extension at 53 Weatherbury Way. 1/D/13/0363

No objection.

**4 11150**

Two storey extension, new garage and SUDS compliant drive/turning area at 27 Grosvenor Road. 1/D/13/0215

No objection.

**5 11151**

Advertisement consent for signage to identify the occupier of the unit (retrospective) at Unit 15, Poundbury West Industrial Estate. 1/D/13/0397

No objection.

**6 11152**

Listed Building consent for the removal of existing modern flat roof side extension & installation of new hardwood screen in its place. Demolition of existing modern garage, with associated works to boundary walls and ramp. Extending the courtyard garden over the footprint of the demolished garage, with new brick paving, relocated gates, gravel planter areas & new foundation for a jumbrella. Construction of a new bin store at The Royal Oak, High West Street. 1/D/13/0395 (Grade II LB & CA)

Recommend Refusal. The Council has major concerns regarding the impact on the neighbours.

**7 11153**

Advertisement consent for 3 sets of illuminated text at 5 Brewery Square. 1/D/13/0391 (CA & Grade II LB)

No objection.

**8 11154**

Advertisement consent for 1 no internally illuminated fascia sign (individual letters) 1 no internally illuminated totem sign. 1 no internally illuminated menu box. At 4 Brewery Square. 1/D/13/0390 (CA & Grade II LB)

No objection.

**9 11155**

Variation of condition 5 of PP. 1/D/07/001914 - the building shall only be used for purposes falling within use class A1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). At Unit 1 & 2 South West Quadrant. 1/D/13/0375

No objection.

**10 11156**

Advertisement consent Store name in raised cut letters with swan neck lights, hanging sign and banner signs at 27-31 Middlemarsh Street. 1/D/13/0341

No objection.

**11 11157**

Second storey extension at 4 Friars Close. 1/D/13/0344

No objection.

**12 11158**

Change of use from class B1 to part class A1 and part class A2 at Suite B, Inch Arran House, 9 Queen Mother Square. 1/D/13/0439

No objection.

**13 11159**

Installation of 2 no. fixed external parasols at 25 Weymouth Avenue. 1/D/13/0448

No objection.

**14 11160**

Advertisement consent for Installation of new fascia and roundel logo at 25 Weymouth Avenue.  
1/D/13/0450

No objection.

**15 11161**

Removal of existing modern flat roof side extension & installation of new hardwood screen in its place. Demolition of existing modern garage, with associated works to boundary walls and ramp. Extending the courtyard garden over the footprint of the demolished garage, with new brick paving, relocated gates, gravel planter areas & new foundation for a jumbrella. Construction of a new bin store at The Royal Oak. 1/D/13/0496 (CA & Grade II LB)

Recommend Refusal. The Council has major concerns regarding the impact on the neighbours.