

# **DORCHESTER TOWN COUNCIL**

## **PLANNING AND ENVIRONMENT COMMITTEE**

**4th MARCH, 2013**

At a Meeting of the Planning and Environment Committee held on 4th March, 2013:

**PRESENT** The Mayor (Councillor A.J. Canning) and Councillors K.E. Armitage, R.M. Biggs, T.C.N. Harries, S.C. Hosford, F.E. Kent-Ledger (Chairman), R.B. Potter, M.E. Rennie and D.S. Taylor.

In attendance:  
Councillor G.M. Jones.

**APOLOGIES** for absence were received from Councillors V.J. Allan, C.S. Biggs, E.S. Jones, Trevor Jones and D. Taylor.

67. **MINUTES**

The Minutes of the Meeting of the Committee held on 4th February, 2013, a copy of which had been circulated to all Members of the Committee, were taken as read and were confirmed and signed as a correct record.

68. **CAR PARKING GUIDANCE**

The Committee welcomed Ms H. Cardell and Mr. M. Williams from Dorset County Council who were attending the Meeting to discuss with Members a project to provide interactive car parking guidance for the Town's car parks.

Mr. Williams informed the Committee that this proposal was grant funded from central Government as part of the sustainable transport programme to discourage vehicles driving around the Town looking for car parking which would help to improve air quality.

It was hoped that the signage at car parks indicating the space available would be in place by the end of March, 2013; however the whole scheme would not be completed until the end of October, 2013.

In response to a question Mr. Williams confirmed that the consultation process to ascertain the preferred locations for the edge of Town signage was ongoing.

In response to another question Mr. Williams confirmed that the mobile technology used could not distinguish between short and long stay spaces within the same car park and that the car parks within Colliton Park would not be included in the scheme.

It was

**RESOLVED**

- (1) That the initiative be welcomed by this Council and that the Dorset County Council be requested to e-mail to Members the copy map showing the signage locations for their consideration.
- (2) That the Dorset County Council be recommended to consult representatives from the Dorchester BID.

69. **WEST DORSET DISTRICT COUNCIL – NEW LOCAL PLAN FOR WEST DORSET, WEYMOUTH & PORTLAND – NEW HOUSING AND EMPLOYMENT SITE AT DORCHESTER AND PROPOSED CHANGES TO PREVIOUSLY SUGGESTED SITES AT SHERBORNE, BEAMINSTER AND CROSSWAYS**

The Committee considered the Council's response to the suggestion that land to the south east of the Town, outside the by-pass, should be identified as having the potential to deliver a mix of housing, employment and community uses towards the end of the plan period, after 2021.

The Committee was strongly of the opinion that this proposal was in breach of the National Planning Network as this land flooded constantly and was prime agricultural land. The District Council's own Sustainability Appraisal which accompanied the consultation indicated that this site would have medium or high impact on 4 out of the 8 indicators shown, whereas in the case of the proposed allocations at Barton Farm, Sherborne, Hollymoor Lane, Beaminster and Crossways all 8 indicators showed either a positive or neutral impact on the land.

Major concern were also expressed that this proposal was a 'knee-jerk' reaction by the District Council to identify housing land and was contrary to the Draft Local Plan which stated that there would be no house building outside the Dorchester Town Boundary. It was noted that this proposal, if pursued, would still leave the District Council with a proposed housing shortfall within the district.

Concern was also expressed that the local infrastructure would be unable to cope with the increased population, placing unnecessary and unacceptable burdens on health, education and employment, and members were strongly of the opinion that the quality of life for residents living within any development on this site would be poor due to unsatisfactory transport and community links.

The District Council's consultation document stated that the development would deliver highway improvements to the Max Gate junction onto the A35. However, the Committee had strong concerns that the road network from this development to the Town Centre would be inadequate and could not cope with the additional vehicular movements likely to be generated by 1000 extra houses.

The Committee also raised its concerns that, despite assurances to the contrary in the consultation document, the Area of Outstanding Natural Beauty would be harmed by this development. Members were strongly of the opinion that this area was on the tourism itinerary for Thomas Hardy and William Barnes scholars.

The Committee also had concerns regarding the possible impact of this proposal on the historically significant Mount Pleasant and that English Heritage and the Dorset County Council's Historical Officer should be consulted at an early stage.

It was

## **RESOLVED**

That the Town Clerk be requested to notify the West Dorset District Council, in the strongest possible terms, of this Council's objections to the suggested development on the land south east of Dorchester for the reasons mentioned above.

### 70. **DORSET COUNTY COUNCIL**

#### (a) National Cycle Network – Sawmills Lane to Maiden Castle Road

The Committee noted that construction of the above scheme would commence on 4th March with completion by 22nd April.

#### (b) Temporary Close of Part of Fordington High Street

The Committee noted that part of Fordington High Street would be closed (north east side of Fordington Green) between 1.00pm and 5.00pm on Saturday 20th April, 2013 for the St. George's Day Fair.

#### (c) Temporary Close of Maumbury Road, Weymouth Avenue and Upper Fairfield Road

The Committee noted that the above road would be closed at various times from 4th to 16th March, 2013 for the carrying out of carriageway maintenance and resurfacing works.

### 71. **WEST DORSET DISTRICT COUNCIL – TREE WORK APPLICATIONS**

The Committee noted that the following tree work applications had been forwarded to Ward Members for comment:

- To fell 1 Ash and reduce 1 Ash by 30% and prune back various mixed species by 2 metres at The Old Rectory, Icen Way;
- To fell 1 Norway Spruce and reduce 3 Limes by a maximum of 20% at Culliford Court, Culliford Road North.

### 72. **FUNDING TOWARDS DORCHESTER AREA COMMUNITY PARTNERSHIP**

The Committee received and considered a letter dated 8th January, 2013 seeking the provision for funding the Dorchester Area Partnership during 2013/14.

Following discussion is was

## **RECOMMENDED**

That the Policy Committee be informed of this Committee's opinion that funding of £3,400 to the Dorchester Area Partnership should be reinstated subject to West Dorset District Council at least matching this Council's contribution.

(Councillor R.B. Potter left the meeting at this point.)

## 73. **PLANNING APPLICATIONS**

- (a) PA 1/D/12/1581 – 4 Whitfield Road – Variation of Condition 1 of PP 1/D/11/2064 to allow rear conservatory to unit 4A Whitfield Road

The Committee gave further consideration to its comments on the above planning application. The application was for a conservatory to serve the recently approved ground floor flat at the above address. It was noted that the reason for the re-submission was because the original application had been made on the incorrect form. The West Dorset District Council had confirmed that this Council should not have been given the opportunity to reconsider the application and had requested this Council to submit the comment "No Objection" as was agreed when the application was first considered at the meeting of the Committee on 3rd December, 2012 to enable the scheme to be dealt with under delegated powers.

It was

## **RESOLVED**

That the West Dorset District Council be informed that this Council has no objection to this application.

- (b) Withdrawals – PA 1/D/12/1486 & 1497LB – 5 High East Street

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

- (c) Reasons for Refusal – PA 1/D/12/1656 – 56 Prince of Wales Road

The Committee noted the reasons for refusal of the above planning application.

- (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 4th March, 2013:

**1 11119**

Advertisement consent for 1 x fascia sign and 1 x reception sign at Unit 2, Grove Trading Estate.  
1/D/13/0072

No objection.

**2 11120**

New flat roofed, side extension at 35 Holmead Walk. 1/D/13/0141

No objection.

**3 11121**

To erect Porch to front of property at 64 Cromwell Road. 1/D/13/0125

No objection.

**4 11122**

Advertisement consent for the Installation of pawnbroking spheres to existing external hanging bracket at 2 South Street. 1/D/13/0098 (CA) & Grade II LB)

No objection.

**5 11123**

Change of use from A1 (retail) to A3 (cafe) Use Class at 6 Copper Street. 1/D/13/0115

No objection.

**6 11124**

Advertisement consent for 2 fascia signs & 2 projecting signs at 6 Copper Street. 1/D/13/0144

No objection.

**7 11125**

Listed Building consent for new signage at Lloyds Bank. 1/D/13/0148 (CA & Grade II)

No objection. However the Council object to the internal illumination with the Conservation Area.

**8 11126**

Single storey rear extension at 5 St. Helens Road. 1/D/13/0159 (CA)

No objection.

**9 11127**

Replace an existing single storey flat roofed garage/utility with a two storey side extension at 81 Mellstock Avenue. 1/D/12/0056

No objection.

**10 11128**

Ground floor extension to rear of house at 63 Alexandra Road. 1/D/12/1743 (CA)

No objection.

**11 11129**

Change of use from D1 clinic use to A1 retail use at 69 Monmouth Road. 1/D/13/0181

No objection.

**12 11130**

Advertisement consent for 2 off Face Illuminated Built Up Letters, 2 off Internally Illuminated Projecting Sign, 12 off Illuminated Heritage Window Light Strip, 2 off Non Illuminated Nameplate, 6 off Reverse Applied Vinyls at Lloyds Bank. 1/D/13/0147 (CA & Grade II LB)

No objection. However the Council object to the internal illumination within the Conservation Area.

**13 11131**

Build 2No. timber lodges which will be used as bed and breakfast accommodation in association with No. 4 Athelstan Road. 1/D/13/0018

No objection provided the applicant can demonstrate appropriate emergency vehicle access to the site. The Council would request that conditions are imposed regarding parking in Alington Avenue during construction works.

**14 11132**

Variation of condition 3 of P.P. 1/E/03/002352 - to increase the sale and viewing days at Dukes Grove Auctions, Grove Trading Estate. 1/D/13/0136

No objection.

**15 11133**

2-storey extension to detached house at 48 Balmoral Crescent. 1/D/12/1747

Recommend refusal. Over development of the site.

**16 11134**

Construction of a pair of semi detached homes with associated parking and access at 38 London Road. 1/D/13/0156

Recommend refusal. Over development of the site and the Council have major concerns regarding the impact on the drainage system in this area.