

# **DORCHESTER TOWN COUNCIL**

## **PLANNING AND ENVIRONMENT COMMITTEE**

**5th JANUARY, 2009**

At a Meeting of the Planning and Environment Committee held on 5th January, 2009:

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

**APOLOGIES** for absence were received from Councillors A.J. Canning, E.S. Jones and Trevor Jones.

59. **MINUTES**

The Minutes of the Meeting of the Committee held on 1st December, 2008, a copy of which had been circulated to all Members of the Committee, were taken as read and were confirmed and signed by the Chairman as a correct record.

60. **DESIGNATION OF THE OLYMPIC ROUTE NETWORKS**

The Committee noted that the Department of Transport had issued a consultation document "Designation of the Olympic Route Networks" which was available to download or to view at [www.dft.gov.uk/consultations/open/olympicroutenetwork](http://www.dft.gov.uk/consultations/open/olympicroutenetwork).

61. **DORSET COUNTY COUNCIL – TEMPORARY ROAD CLOSURES**

(a) **Icen Way**

The Committee noted that an application had been received from Southern Gas Networks for a temporary closure of Icen Way to allow contractors to provide a new gas supply to 3 & 4 Icen Way. The length of closure would be approximately 20 metres and would be in place from Monday 12th January, 2009 for 3 days.

(b) **Fordington Green**

The Clerk informed the Committee that an application had been received from Dorset County Council for a temporary management notice to allow Dorset Works to carry out verge enhancement works at Fordington Green. No parking would be allowed on the south side of Fordington Green, between its junction with High Street and Duke's Avenue for a distance of approximately 50 metres and would be in place from 5th to 9th January and again from 12th to 16th January, 2009.

62. **WEST DORSET DISTRICT COUNCIL**

(a) **Toilet Redecoration Schedule**

The Committee noted that the District Council had published its programme for the redecoration of the public toilets in Dorchester as follows:

- Early February – Top o’ Town and Tudor Arcade
- Mid February – Trinity Street
- Late February – Maumbury Road
- Late March – Old Market

(b) Identification of New Sites for Housing

The Committee noted that the Weymouth and Portland Borough Council and the West Dorset District Council were jointly undertaking a Strategic Housing Land Availability Assessment to provide the evidence base to support the delivery of sufficient land to meet the community’s need for more homes.

Any suggested potential sites must be submitted by 30th January, 2009 on the form now circulated or electronically to strategicpolicy@westdorset-dc.gov.uk.

A Member informed the Committee that the District Council had already identified many sites in Dorchester and suggested that it would be helpful if these sites could be known so as not to duplicate the process.

Another Member suggested that the District Council should use all the empty properties situated in the area as potential housing sites.

63. **ESTIMATES 2009-10**

The Committee considered its Estimates for 2009-10.

It was

**RESOLVED**

That the Estimates for 2009-10 be approved so far as this Committee is concerned.

64. **KINGS ROAD – PEDESTRIAN CROSSING FACILITY**

The Committee considered a request from a resident of Victoria Buildings, Fordington, seeking this Council’s support for a pedestrian crossing facility in the vicinity of Fordington Cross.

Whilst the Committee supported her request they were strongly of the opinion that under the County Council’s scoring system, it was unlikely to be achieved. A Member suggested that additional road markings and advanced warning notices could help on the difficult junction.

It was

**RESOLVED**

That the Town Clerk be requested to write to the Dorset County Council requesting a pedestrian crossing facility at this junction.

During consideration of this item a Member suggested that the pedestrian crossing in Poundbury Road should be upgraded to a pelican facility.

65. **INFORMATION REPORTS**

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

(Councillor Potter withdrew from the meeting at this point.)

66. **PLANNING APPLICATIONS**

- (a) Appeal – 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

The Committee noted that an Appeal had been lodged with the Planning Inspectorate against the West Dorset District Council's refusal of the above application. The Appeal would proceed by way of a Hearing on or after 7th January, 2009.

- (b) Appeal – 1/D/08/540 – Erect a new block of 12 self-contained flats at York House, York Road.

The Committee noted this Appeal had been dismissed.

- (c) 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.

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

It was

**RESOLVED**

That the Town Clerk be requested to ascertain from the applicant the reason for the withdrawal of the 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 5th January, 2009:

**1 10219**

Demolition of single storey and two storey extensions to the care home and replacement with new 2 storey extension to provide enlarged dayroom accommodation and 4 new en-suite bedrooms and 4 en-suite bedrooms to replace 4 sub-standard bedrooms without en-suite facilities at Greenbushes, 10 Weymouth Avenue. 1/D/08/2197 (CA)

No objection.

**2 10220**

Listed Building consent to carry out internal and external alterations at 47 Icen Way. 1/D/08/2264 (LB Grade II & CA)

No objection.

**3 10221**

Erect single and two storey extensions and first floor side dormer window at 42 Coburg Road. 1/D/08/2265

No objection.

**4 10222**

Two extensions and internal alterations to existing care home to create 3 new en-suite single bedrooms, new larger lift, extra en-suite toilet, kitchen and associated store extension at Avenue House, Weymouth Avenue. 1/D/08/2262 (CA)

No objection.

**5 10223**

Create 19 parking spaces for named local residents on areas of gravel hardstanding on land at the rear of 3 Fordington Green. 1/D/08/2278 (CA & Affects the setting of a Listed Building)

Recommend refusal. The Council are strongly of the opinion that this proposal is contrary to the Draft Design and Sustainable Development planning guidelines. The application does not mention effective security lighting nor is it overlooked. Members are also of the opinion that a Change of Use application is also needed for this site. Concern was also expressed regarding the potential flood risk to properties caused by the hardstanding. Members were also extremely concerned regarding the impact on the cellar of the Listed Building. This Council would request that the Development Control Committee should visit this unusual site.

**6 10224**

Listed Building consent to carry out internal alterations to convert former caretaker's flat into additional classrooms at Sunninghill Preparatory School. 1/D/08/2279 (CA & Grade II LB)

No objection.

**7 10225**

Advertisement consent to erect a sign A 1 x 6m high pylon sign. Sign B 1 x Existing sign to be removed and NOT REPLACED! Sign C1 & C2 1 x fascia sign. Sign C3 1 x oval fascia sign. Sign G 1 x wall sign. Sign H 1 x wall sign. At Dorchester Ford, Great Western Industrial Estate access road. 1/D/08/2285

This Council object to the internally illuminated signage within the Conservation Area.

**8 10226**

Construct three/four storey building to contain 3 office units at ground floor with 5 duplex flats to first, second, and third floors (Alternative scheme to that approved under reference 1/D/07/1929) at Plot 4.00B Peverell Avenue West. 1/D/08/2274

No objection.

**9 10227**

Install collapsible bollards at the Wessex Water Depot, Wessex Road. 1/D/08/2188

No objection.

**10 10228**

Erect first floor extension at 15 Highgrove Close. 1/D/08/2304

No objection.

**11 10229**

Listed Building consent to erect replacement signage at 12/13 Cornhill. 1/D/08/2328 (LB & CA)

Recommend refusal. The internally illuminated signage is contrary to policy.

**12 10230**

Erect smoking room and extended pergola. Carry out internal alterations at Joseph Weld Hospice. 1/D/08/2311

This Council has no objection to this building in its proposed location, however, they have concerns that this proposal does not conform to current government regulations.

**13 10231**

Listed Building consent for replacement shop front and new signage at 13 High West Street. 1/D/08/2309 (LB & CA)

No objection.

**14 10232**

Replacement shop front and new signage at 13 High West Street. 1/D/08/2308 (LB & CA)

No objection.