

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

1st NOVEMBER, 2010

At a Meeting of the Planning and Environment Committee held on 1st November, 2010:

PRESENT The Mayor (Councillor L.M. Phillips) and Councillors C.S. Biggs, R.M. Biggs, A.J. Canning, L.E. Heath, C.M. Hebditch, S.C. Hosford, E.S. Jones, F.E. Kent-Ledger (Chairman), R.B. Potter and M.E. Rennie.

In attendance:
Councillor A.J. Lyall.

APOLOGIES for absence were received from Councillors V. Black and T.C.N. Harries.

33. **MINUTES**

The Minutes of the Meeting of the Council held on 4th October, 2010, a copy of which had been circulated to Members of the Committee, were taken as read and were confirmed and signed by the Chairman as a correct record.

A Members expressed his concern that the street lighting works (Minute 29(d) refers) did not seem to be progressing according to the schedule.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council requesting a progress report on the street lighting column replacement works.

34. **DORSET COUNTY COUNCIL**

(a) **Weymouth Avenue Pedestrian Crossing**

The Committee noted that work to the new pedestrian crossing on Weymouth Avenue would commence on Monday 8th November with completion by Friday 3rd December, 2010.

(b) **Temporary Road Closure – Carriageway Repair Works – Icen Way**

The Committee noted that the County Council intended to carry out resurfacing works between South Walks Road junction with Acland Road through to Icen Way junction with Kings Road. South Walks Road between Acland Road and Icen Way would be resurfaced from 17th to 19th November, 2010. Icen Way between South Walks Road and Kings Road would be resurfaced between 22nd and 26th November, 2010.

(c) Other Proposed Works

The Committee noted that advance notice had been given that, in January, 2011, Southern Gas Networks were planning major works in the vicinity of The Junction to deal with outstanding problems. In March, 2011, repair works were planned to Cornwall Road and Albert Road, should budgets allow.

(d) Dorchester Transport and Environment Plan

The Committee noted with regret that the County Council had indicated that a start on the Dorchester Transport and Environment Plan could possibly be delayed until 2014/15 financial year.

A Member reported that there was a problem with air quality in High East and High West Streets where EU targets for air pollution were not being met and the Council believed it was unacceptable for residents to have to suffer substandard air quality. Concern was also expressed regarding the volume of traffic now using the High Streets. A reduction in through traffic would benefit the traders, the appearance of the Town and the health and well-being of people living in and visiting the Town.

It was

RESOLVED

That the Town Clerk write to the Dorset County Council as a matter of urgency requesting they reconsider their decision based on the concerns mentioned above.

(e) Bournemouth, Dorset and Poole Minerals and Waste Development Framework Consultation on the Draft Minerals Core Strategy

The Clerk informed the Committee that the Draft Minerals Core Strategy consultation document was now available at www.dorsetforyou.com/mcs. The consultation period would end on 17th December, 2010.

(f) Town Centre Parking

The Committee expressed its concern that the County Council had still not progressed the abandonment of charging for overnight and Sunday on-street parking in the Town. A Member expressed her concern that some residents with residents parking schemes could be disadvantaged.

Following discussion it was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council inviting a representative to attend a future meeting to discuss the matter.

35. **WEST DORSET DISTRICT COUNCIL**

(a) **Application for Tree Works**

The Committee noted that an application had been received to coppice 1 Maple and 1 Holly to ground level at 20 Bridport Road.

(Councillors C.S. & R.M. Biggs declared Personal Interests in the above application as it affected their home.)

(b) **Approval of Tree Works**

The Committee noted that the following tree works had been approved:

- Light pruning of 1 Beech at 2 Cowley Close;
- Fell 1 Sycamore at 1-4 Whetstones;
- Fell 1 Holm Oak and 1 Cherry at 9 Prince of Wales Road.

(c) **Application for Road Closure – South Street, New Street, Trinity Street and part of High West Street**

The Committee noted that an application had been received from Women's Action Network Dorset requesting the closure of South Street, New Street, Trinity Street and part of High West Street between 8.20pm and 9.00pm on Saturday 20th November, 2010.

(Councillors F.E. Kent-Ledger and M.E. Rennie declared interests in this matter as they were members of the organisation.)

36. **RESIDENTS PARKING – WINDSOR ROAD**

The Committee noted that a resident of Windsor Road had requested this Council's support for a residents parking scheme in the area.

It was

RESOLVED

That the Town Clerk be requested to write to the resident suggesting he obtain a petition from others in the area wanting a Residents Parking Scheme to enable the matter to be properly considered.

37. **INFORMATION REPORTS**

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

38. **RIVER FROME REHABILITATION PLAN – DRAFT REPORT**

The Committee noted that the draft report of the River Frome Rehabilitation Plan was available at www.environment-agency.gov.uk/Frome.

Concern was expressed that the Environment Agency was considering fencing off some areas, which the Committee felt was inappropriate given the network of footpaths which were enjoyed by many people. Concern was also expressed that there was no mention in the report regarding the hatches which litter the area and are an important feature.

Following discussion it was

RESOLVED

That the Town Clerk be requested to write to the Environment Agency requesting their attendance at the next meeting to discuss the Plan further.

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

39. **PLANNING APPLICATIONS**

(a) Appeal Decision – PA 1/D/10/0183 – Old Mill Flats, Holloway Rod

The Committee noted that the Planning Inspectorate had allowed this Appeal and Listed Building Consent had been granted.

(b) Withdrawals

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

- PA 1/D/10/1371 – Two storey extension at 51 London Road;
- PA 1/D/10/1427 – First floor extension, new side dormer & first floor window openings and new boundary rail at 15 Culliford Road.

(c) PA 1/D/10/1635 – Air conditioning condenser unit & satellite dish at Vespasian House, Bridport Road.

The Committee received and considered a letter dated 21st October, 2010 from the architect requesting this Council to reconsider its objections to the above planning application at the meeting held on 4th October, 2010.

It was

RESOLVED

That this Committee's previous comments be confirmed.

(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.

(Councillor F.E. Kent-Ledger and M.E. Rennie declared personal interests in Planning Application 10645 as they were related to the applicant. The Vice-Chairman took the Chair for consideration of this item.)

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 1st November, 2010:

1 10640

Enlarge vehicular access & create additional parking space at 12 High Street, Fordington. 1/D/10/1598 (CA & Affects the setting of a LB)

No objection.

2 10641

Change of use from Use Class A3 (Restaurant) to A5 (Takeaway). Erection of new extract fan at Dorchester West Station. 1/D/10/1581 (CA Grade II LB)

The Council have no objection to the change of use. However, the Council are strongly of the opinion that a steel extract fan would be detrimental to this Listed Building and therefore recommend refusal.

3 10642

Listed Building consent for Change of use from Use Class A3 (Restaurant) to A5 (Takeaway). Erection of new extract fan at Dorchester West station. 1/D/10/1584 (CA & Grade II LB)

The Council have no objection to the change of use. However, the Council are strongly of the opinion that a steel extract fan would be detrimental to this Listed Building and therefore recommend refusal.

4 10643

Side extension & alterations at 6 Highgrove Close. 1/D/10/1672

No objection.

5 10644

Change of use of ground floor from Use Class D1 to A2 and first floor from D1 to B1 at 55 High West Street. 1/D/10/1669 (CA and Grade II LB)

No objection.

6 10645

First floor extension at 6 Nonesuch Close. 1/D/10/1652

No objection.

7 10646

Subdivide existing 2 bed apartment to create 1no. 1 bed flat & 1no. studio flat at 16 Keats House, Poets Way. 1/D/10/1668

Recommend Refusal. The Council have concerns that this proposal will affect the mix of residents and have concerns that the increase in dwellings will have an impact on what is already a very high density development.

8 10647

Change of use & conversion of A1 shop to 4 dwellings at 1 Alington Road. 1/D/10/1620 (CA)

Recommend Refusal. The Council believe this proposal will have a severe impact on the neighbours, is over development of the site, with no amenity space proposed. Concern was also expressed regarding very limited parking in this area.

9 10648

Erect a timber shed at 6 Durngate Street. 1/D/10/1459 (CA & Grade II LB)

No objection.

10 10649

New dwelling. Create off-road parking space for 12 Wessex Way. 1/D/10/1551

Recommend Refusal. The Council are strongly of the opinion that this proposal does not integrate well with the surrounding area.

11 10650

Extension. Replacement garage & access gates at 12 Queens Avenue. 1/D/10/1697

Recommend Refusal. The Council believe that the proposed extension could potentially ruin the unique character of Queens Avenue. The Council also has concerns that the drawings for the garage do not show the full extent of the proposal.

12 10651

Extension at 74 Manor Road. 1/D/10/1696

Recommend Refusal. The Council believe this proposal is over-development of the site and have concerns regarding the impact on the neighbours.

13 10652

Advertisement consent to erect Illuminated & non-illuminated signs at MMC, Millers Close.
1/D/10/1712

No objection.

14 10653

Over cladding to existing elevations to form backdrop for new signage at MMC, Millers Close.
1/D/10/1711

No objection.

15 10654

2 Dwellings at 10 Whitfield Road. 1/D/10/1740

Recommend Refusal. The Council believe this proposal is over-development of the site and detrimental to the street scene.

16 10655

Erect extension at 17 Grosvenor Crescent. 1/D/10/1767

No objection.