



# Dorchester Town Council

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1 October 2014

**Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 6 October 2014 at 7.00pm.**

Adrian Stuart  
Town Clerk

## **Public Speaking at the Meeting**

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please ask the Chairman before the meeting starts. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

## **Member Code of Conduct: Declaration of Interests**

Members are reminded that it is their responsibility to disclose pecuniary or non-pecuniary interests where appropriate. A Member who declares a pecuniary interest must leave the room unless a suitable dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

## **Membership of the Committee**

Councillors V. Allan, K. Armitage, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie, D. Roberts, D. Taylor and P. Mann (the Mayor ex-officio)

## **1. Apologies and Declarations of Interest**

## **2. Minutes**

To confirm and sign the Minutes of the meeting of the Committee held on 1 September 2014 and of the Special meeting of the Committee held on 8 September 2014 (adopted by Council on 23 September 2014).

## **3. Minute Update Report**

To receive and consider the minute updates reported (attached).

## **4. Car Parking**

Mr Chris Graves, Parking Manager for West Dorset District Council, will be attending the meeting to update the Committee on the consultation process for any proposed changes to car parking charges etc for 2015/16 and to answer Members' questions on this and other District Council related parking issues across the Town.

## **5. Planning Applications for Comment**

To receive and comment on the planning applications received from West Dorset District Council (list attached).

## **6. Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document - Additional Sites Consultation**

All Dorset councils, including Bournemouth and Poole, are working together to plan for the site needs of gypsies, travellers and travelling show people across Dorset. These sites will be identified in a joint development plan document which will eventually be adopted by each of the individual councils across the county.

During and following the first public consultation between 18 November 2011 and 10 February 2012 on the Issues and Options document, a number of additional possible sites were suggested. The purpose of this second public consultation is to invite views on these additional sites which are located in West, North and East Dorset. Whilst all the councils have worked closely with the consultants, they have made no decision on the site options contained within the original Issues and Options document or those included in the current consultation.

A summary of the sites is given in the consultation leaflet:

[https://www.dorsetforyou.com/media/197422/Consultation-Leaflet-2014/pdf/Consultation Leaflet 2014.pdf](https://www.dorsetforyou.com/media/197422/Consultation-Leaflet-2014/pdf/Consultation_Leaflet_2014.pdf)

The Planning and Environment Committee is asked to consider whether the Town Council wishes to comment on these proposals.

## **7. Decisions on Planning Applications and Withdrawn Applications**

To note the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications etc (list attached).

## **8. Urgent Items**

To consider any other items that the Chairman or Town Clerk decides are urgent.

## **Planning and Environment Committee – 6 October 2014**

### **Minute Update Report**

#### **1. Minute 4/14 (2 June 2014)**

##### **High East Street**

The Dorchester Joint Heritage Committee were asked to consider the concerns and issues relating to High East Street, as raised at the Planning and Environment Committee, with a view to progressing improvements

The following is an extract from the draft minutes of the Heritage Committee – 14 July 2014: Members noted the concerns raised and discussed whether it might be worth seeking a further meeting with Dorchester BID. The Committee also considered introducing a ‘Design Award’ scheme with awards for ‘Best Designed Shop Front’ and ‘Best Maintained Property’ with the Civic Society being asked whether it would be able to manage the process with that process being endorsed by the Heritage Committee. It was noted that West Dorset District Council had been undertaking planning enforcement action in the area and that this should be supported. It was also noted that the District Council did have guidance for shop fronts but it could be worth having a more robust design statement. In respect of the wider gateway into the Town the Chairman confirmed that he would raise the matter with Dorset County Council’s AONB team.

##### **Resolved**

1. That the representative from the Civic Society make enquiries as to whether that organisation would be interested in organising a ‘Design Award’ scheme for High East Street to be endorsed by this Committee.
2. That the Chairman contact the Dorset AONB Team regarding the wider entrance into Dorchester from Kingston Maurward Roundabout.

#### **2. Minute 24/14 (4 August 2014)**

##### **Street Naming**

Dorset County Council have advised that the names of ‘Red Cow Lane’, ‘Dragon’s Court’ and ‘Long Bridge Way’, suggested by the Town Council for the new development of ‘St George’s Meadow’ off Lubbecke Way, have been adopted.

#### **3. Minute 30/14 (1 September 2014)**

##### **Dorchester Transport and Environment Plan (DTEP)**

At Dorset County Council’s Cabinet meeting on 3 September 2014, Members resolved the following:

313.1 That it be noted that feedback from the Local Member Led community engagement exercise indicates that the Revised DTEP scheme will not be supported because it continues to redistribute traffic from the High Street onto other roads within the town.

313.2 That it be noted that the Local member Led group supports a preference for delivering elements of DTEP that include the deferred maintenance and improvement works, plus some environmental enhancements, provided traffic is not redistributed from the High Street.

313.3 That elements of DTEP that include the deferred maintenance and improvement works, plus some environmental enhancements, but exclude one-way traffic in the High Street be progressed; and this should be referred to Asset Management Group for assessment as a high priority against other priorities for capital investment.

A further update should be available at the meeting.

#### **4. Minute 31/14 (1 September 2014)**

##### **Request for Parking Restrictions (Maiden Castle Road)**

A response has been received from DCC regarding the request for parking restrictions in Maiden Castle Road:

‘DCC officers have corresponded frequently with the residents requesting the restriction and they

have been at pains to point out to them that DCC do not provide parking restrictions to improve access from private properties. To do so would set a precedent that would have residential roads covered in short stretches of yellow lines. DCC has offered to install an access protection marking for these residents and suggested that they consider enlarging their drive.

The DCC officer has, for at least the last 12 months, been checking the location on an ad hoc basis and has never seen any parking problems at this site. It is possible that there may be occasions when parking takes place but it does not appear to be a persistent problem. Perhaps when Town Councillors have visited the site they witnessed something different. DCC would be happy to receive any documented evidence supporting the resident's request.

Given the current situation, DCC is unable to give this matter further consideration.'

5. **32/14 (1 September 2014)**

**Dorchester Prison Site**

At the Council meeting on 23 September 2014, Members adopted the minutes of the Planning and Environment Committee held on 1 September 2014, and therefore the Dorchester Prison Site Position Statement on Future Development and Uses has now received Town Council approval.

6. **Minute 34/14 (1 September 2014)**

**Parking in the Queen's Avenue area**

DCC advises that the information gathered during the Town Council's drop in session and their information session is waiting to be summarised. The Town Clerk has arranged a meeting with DCC officers to discuss progress and any future action plan.

7. **Minute 35/14 (1 September 2014)**

**Car Parking Issues**

DCC and WDDC, who have joint responsibility for the raising and lowering of the bollards in New Street, are looking at the future operation of the bollards and the Town Clerk is hoping to be involved in their discussions.

8. **Minute 40/14 (1 September 2014)**

**Charles Street Development Scheme – Application WD/D/14/002002**

DCC's Senior Archaeologist has been involved in discussions with West Dorset District Council, the developer, Simons, and the developer's archaeological consultant, Mike Hutchinson of Mills Whipp. There will be a meeting, to include English Heritage's Inspector of Ancient Monuments for Dorset, on 8 October to discuss further the archaeological aspects of the development.

In response to the particular points raised by the Town Council, DCC advise:

1) Public access to the archaeological excavation - Condition 39 of the previous planning consent 1/D/10/000763 required a programme of public access. It is DCC's understanding that the developer still intends to undertake such a programme of outreach and DCC's Senior Archaeologist's advice to West Dorset District Council would be that this condition would be appropriate a to new application WD/D/14/002002 as well.

2) Conservation and display of archaeological finds after the investigation - It is DCC's understanding that the intention is for the finds and remainder of the archive from the excavation to be deposited at Dorset County Museum. Assuming this is correct, the decision on what finds would be displayed would be a matter for the County Museum.

9. **Minute 36/14 (1 September 2014)**

**Waste Report**

Councillors Hosford and Roberts and the Town Clerk attended the open day at the Swanage Household Recycling Centre on 23 September 2014.

## Dorchester Town Council

### Planning and Environment Committee – 6 October 2014

#### Planning applications to be considered

Applications can be accessed via:

dorsetforyou.com/Home/Environment and Planning/Planning/Planning Applications/Planning Application Search/West Dorset District Council, or

<http://webapps.westdorset->

[dc.gov.uk/PlanAppsWDDC/\(S\(z10g3h55hwqigt55gp32yuqy\)\)/pages/ApplicationSearch.aspx](http://webapps.westdorset-dc.gov.uk/PlanAppsWDDC/(S(z10g3h55hwqigt55gp32yuqy))/pages/ApplicationSearch.aspx)

1. **16 CORNHILL, DORCHESTER, DT1 1BQ**  
**WD/D/14/001905**  
Replace existing shopfront with new powder coated (White RAL 9010) aluminium shopfront; Remove existing tiles, cut and infill slab to form entrance area to sit new door. Prepare and lay Wolliscroft Lunar anti-slip 150mmx150mm dark grey tiles; Replace existing fascia panel with new aluminium fascia panel with illuminated lettering and logo; Replace existing projecting sign with new aluminium box projecting sign with illuminated lettering and logo.  
**WD/D/14/001906 (Advertisement Consent)**  
New aluminium fascia panel with illuminated lettering and logo New aluminium projecting sign with illuminated lettering and logo  
**WD/D/14/002400 (Listed Building Consent)**  
Fit out internal ground floor with new fixtures & fittings. Replace existing aluminium shopfront with new timber shopfront. New fascia sign & projecting sign. No works to first & second floors Conservation Area and Grade II Listed Building
2. **GLYDE PATH HOUSE, 36-41 GLYDE PATH ROAD, DORCHESTER, DT1 1XB**  
**WD/D/14/002298 (Not a planning application – change of use only as permitted development)**  
Change of use from B1 Use Class to C3 Use Class to provide 12 units  
Conservation Area
3. **1 CAPITOL CLOSE, DORCHESTER, DT1 2QS**  
**WD/D/14/002176**  
Proposed pitched roof garage to side. Existing garage to be converted into new lounge with infill extension to rear and porch to front. New pitched & lean-to roof over garage/utility.
4. **WATER TOWER, WESSEX ROAD, DORCHESTER**  
**WD/D/14/002227 Listed Building Consent**  
Repairs and minor improvement to detail of steel roof. Reroofing.  
Grade II Listed Building
5. **THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY**  
**WD/D/14/002066 (Outline)**  
Construction of 5no. dwellings and extension of existing access road
6. **DORCHESTER RUGBY FOOTBALL CLUB HEADQUARTERS, COBURG ROAD, DORCHESTER, DT1 2HX**  
**WD/D/14/001572**  
Construction of a disabled ramp to enable access to the lower pitch
7. **MCDONALDS RESTAURANTS LTD, BRIDPORT ROAD, MARTINSTOWN, DORCHESTER, DT2 9DL**  
**WD/D/14/002122**  
Refurbishment of restaurant and car park, including installation of new full height windows and

automated entrance doors, with the construction of a new corral, dry store and patio area  
Dorchester Town Council's comments requested as adjoining parish.

8. **DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY**  
**WD/D/14/002160**  
Part infill of an existing paved balcony area to create 2 no. bedrooms with en-suite shower rooms, a small kitchen and store. Replace existing tiles to main roof above this area
9. **65 WESSEX ROAD, DORCHESTER, DT1 2NU**  
**WD/D/14/001732 (Retrospective)**  
Construct a 1.80m high close board fence to rear and side of back garden
10. **THE FORGE, 47 COLLITON STREET, DORCHESTER, DT1 1XH**  
**WD/D/14/002305 Listed Building Consent**  
Replace two windows in rear flat roofed extension, add glazing to rear door to garden, and remove an internal WC room, adjacent to the kitchen, installed by previous owner.  
Conservation Area and Grade II Listed Building
11. **6 CAMBRIDGE ROAD, DORCHESTER, DT1 2LR**  
**WD/D/14/002351**  
Erect single storey rear extension
12. **9 OLGA ROAD, DORCHESTER, DT1 2LY**  
**WD/D/14/002147**  
Erect porch at rear of property  
Conservation Area
13. **7 HERRINGSTON ROAD, DORCHESTER, DT1 2BS**  
**WD/D/14/002301**  
Erect single storey dwelling
14. **SECTOR 2.83B SOUTH WEST QUADRANT**  
**WD/D/14/002265**  
Construction of a semi-detached bungalow to incorporate two dwellings, each with two bedrooms
15. **LAND ADJACENT SHOWROOM AND MILL HOUSE, MILLERS CLOSE, DORCHESTER**  
**WD/D/14/002401**  
Change of use of land from storage and parking, to display and sale of vehicles
16. **2 CLARENCE ROAD, DORCHESTER, DT1 2HZ**  
**WD/D/14/002177**  
Demolish rear lean-to. Infill extension to side. Internal alterations. Raise roof and form new bedrooms to roof area with dormers to the front elevation
17. **2 OLGA ROAD, DORCHESTER, DT1 2LX**  
**WD/D/14/002198**  
Rear First Floor Extension  
Conservation Area
18. **29 WESSEX ROAD, DORCHESTER, DT1 2NU**

**WD/D/14/002466**

Single storey rear extension to produce ground floor bedroom and shower room

## **Dorchester Town Council**

### **Planning and Environment Committee – 6 October 2014**

Decisions on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications etc reported at the meeting on 6 October 2014.

1. **25 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY**  
**WD/D/14/000993**

Single storey extension to rear of dwelling and annexe in garden.

Approved by West Dorset District Council's Development Control Committee on 11 September 2014.

Dorchester Town Council comment: The Committee supported the single storey extension to the rear of the main dwelling. However, they considered that the proposed annexe constituted an inappropriate form of backland development and therefore they recommended that the application be refused.

2. **SOUTH WALKS HOUSE, SOUTH WALKS ROAD, DORCHESTER, DT1 1UZ**  
**WD/D/14/001538**

Installation of flag pole on grass bank opposite main entrance

Approved by West Dorset District Council's Development Control Committee on 11 September 2014.

Dorchester Town Council comment: Recommend refusal. The flagpole was considered to be an unnecessary and inappropriate addition to the Conservation Area, particularly as South Walks House already has a flagpole, and the development would not enhance the Conservation Area.

As such the development is contrary to Policies SA21 and DA7 of the Adopted West Dorset Local Plan (2006), Policy ENV 4 of the Emerging West Dorset and Weymouth and Portland Local Plan and Part 12 of the NPPF (2012).

3. **50 HIGH WEST STREET, DORCHESTER, DT1 1UT**  
**WD/D/14/001008**

Change of Use from A2 & B1 Offices to C3 Residential together with two new houses in rear courtyard

Refused by West Dorset District Council:

It is considered that a number of the proposed internal alterations to this grade II listed building would have a significantly detrimental impact on the plan form, historic fabric and character of the listed building. Hence the development is contrary to the National Planning Policy Framework (2012), Policy SA19 of the West Dorset District Local Plan (2006) and Policy ENV4 of the West Dorset, Weymouth and Portland Draft Local Plan.

Having regard to the siting, size and design of the proposed dwellings in the rear garden of this grade II listed building and the resulting impact on the adjacent tree, which is considered to make a significant contribution to this part of the Conservation Area, it is considered that the development would adversely impact on the setting of the grade II listed building and neither preserve nor enhance the character and appearance of the Conservation Area. Furthermore the conversion of the grade II listed building to six flats is considered to be over development of the site due to the detrimental impact it would have on the listed building.

Dorchester Town Council comment: No objection