



# Dorchester Town Council

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28 January 2015

**Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 2 February 2015 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 address the Committee, please contact the Committee Clerk at least one day in advance of the meeting. 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 5 January 2015 (adopted by Council on 27 January 2015).

## **3. Minute Update Report**

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

## **4. Planning Applications for Comment**

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

**5. Decisions on Planning Applications and Withdrawn Applications**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made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note (list attached).

**6. Urgent Items**

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

## **Planning and Environment Committee – 2 February 2015**

### **Minute Update Report**

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

**Dorchester Prison Site**

The Town Clerk and the Chairman of the Planning and Environment Committee will be meeting on 16 February 2015 with the Chairman of Dorchester Civic Society, the agent for the Ministry of Justice and the prospective developer.

2. **Minute 61/14 (1 December 2014)**

**Bridport Road near Top O'Town Roundabout (1 December 2014)**

Dorset County Council (DCC) was advised that the Town Council strongly supports the request for a pedestrian crossing at Bridport Road from the Top O'Town car park side to the area of the Dorford Centre and has requested that this request be given urgent consideration.

Following further discussions regarding DTEP, DCC have now advised that they intend to install a new zebra crossing as requested. The design will be incorporated in the DTEP work on the improvement of the crossings at Top o' Town roundabout. Whereas they are hoping to carry out the alterations at Top o' Town very early next financial year, it is unlikely that the additional crossing will be built at the same time. This is because there has to be a consultation process (under the Road Traffic Regulation Act 1984, Section 23) for any new crossings and this can take between 3 to 6 months depending on whether there are any objections to the proposals.

3. **Minute 66/14 (5 January 2015)**

**Planning Applications**

A letter has been sent to the Chief Executive of WDDC expressing the Town Council's continuing concern that, as the planning applications for the Stratton House campus have been dealt with in a piecemeal way and have taken so long to determine, potential affordable housing and infrastructure contributions have been lost. This letter has been acknowledged and WDDC also advise that the Town Council should shortly get a reply to its letter dated 20 November 2014 regarding concerns about traffic and parking in the Town.

4. **Minute 69/14 (5 January 2015)**

**Parking Bollards outside Londis Shop at Fordington Cross Roads (5 January 2015)**

Dorset County Council has been informed that the Town Council supports the proposal to place bollards on the pavement outside of the Londis Shop at Fordington cross roads to prevent pedestrians being obstructed by vehicles parking on the pavement and has requested that local ward Members and the owner of the Londis shop be involved in determining the best solution to the problem. DCC has noted this request and will progress the matter as and when budgets allow. It does not have any funds for this financial year (2014/15) and will have to revisit the issue again in April (2015).

## Dorchester Town Council

### Planning applications to be considered by the Planning and Environment Committee on 2 February 2015

1. **UNIT 1-2a, GREEN SQUARE, GROVE TRADING ESTATE, DORCHESTER, DT1 1ST**  
**WD/D/14/003049 [Link to application](#)**  
Raise roof and change from a lean-to style to an apex style. Installation of new roof supports and reclad building. Demolish and reconstruct front wall
2. **35 MONMOUTH ROAD, DORCHESTER, DT1 2DE**  
**WD/D/14/003030 [Link to application](#)**  
Two storey built up over single storey extension
3. **70 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES**  
**WD/D/14/002988 [Link to application](#)**  
Replacement garage and single storey rear extension
4. **30 SHASTON CRESCENT, DORCHESTER, DT1 2EB**  
**WD/D/14/003073 [Link to application](#)**  
First floor extension
5. **59 MANOR ROAD, DORCHESTER, DT1 2AZ**  
**WD/D/14/003132 [Link to application](#)**  
Erect integral double garage
6. **4 HIGH EAST STREET, DORCHESTER, DT1 1HS**  
**WD/D/14/003251 Listed Building Consent [Link to application](#)**  
Remove an existing vacant derelict former external WC. Create a new semi-ambulant WC with internal access  
Conservation Area and Grade II Listed Building
7. **3-4 HOLLOWAY ROAD, DORCHESTER, DT1 1LF**  
**WD/D/14/003091 [Link to application](#)**  
Demolish the existing single storey buildings and build 3no. new three bedroom, two storey dwellings  
Conservation Area
8. **THE SALVATION ARMY, DURNGATE STREET, DORCHESTER, DT1 1NA**  
**WD/D/14/003247 [Link to application](#)**  
Change of use to gym and health club  
Conservation Area and Grade II Listed Building
9. **2 CLARENCE ROAD, DORCHESTER, DT1 2HZ**  
**WD/D/15/000022 [Link to application](#)**  
Infill extension & altering roof to form living accommodation to first floor, new porch
10. **9 FORDINGTON GREEN, DORCHESTER, DT1 1LU**  
**WD/D/14/003300 + WD/D/14/003301 [Link to application](#)**  
Demolish sub-standard rear additions and erect extension. Install ensuite shower-room and cloakroom  
Conservation Area and Grade II Listed Building

11. **40 LONDON ROAD, DORCHESTER, DT1 1NE**  
**WD/D/15/000038** [Link to application](#)  
Replace a rear conservatory with a single storey, dual pitched rear extension
12. **4 LADOCK COURT, POUNDBURY, DORCHESTER, DT1 3AX**  
**WD/D/15/000047**  
Two storey side and rear extension
13. **42 BUCKINGHAM WAY, DORCHESTER, DT1 2BP**  
**WD/D/15/000130**  
Erect single storey extension
14. **DAMERS FIRST SCHOOL, LISCOMBE STREET, POUNDBURY, DORCHESTER**  
**WD/D/15/000123** [Link to application](#)  
Section 73 application for variation to condition 3 and removal of condition 10 of planning permission WD/D/14/001915 (New Build First School).

## **Dorchester Town Council**

### **Planning and Environment Committee – 2 February 2015**

Decisions on planning applications (contrary to Dorchester Town Council's comments)/ withdrawn applications and others of interest.

1. **2 OLGA ROAD, DORCHESTER, DT1 2LX**

WD/D/14/002198

Rear First Floor Extension

Planning permission refused: This proposal, by reason of its mass, scale, and bulk, would be out of scale and proportion with the existing property, appearing unduly dominant and prominent when viewed from the rear and detracting from the character and townscape value of the existing property to the detriment of the terraced group and character of the conservation area. Furthermore, having regard to the height, mass, scale and proximity to the neighbour's boundary, the proposed extension would be unduly prominent, overbearing and dominant when viewed from the rear of the neighbouring property. The resultant overshadowing and oppressive impact of the extension would thus be detrimental to the residential amenities of the neighbouring occupiers at No. 4 and, therefore, this proposal is considered to be detrimental to the residential amenity of the area.

Dorchester Town Council comment: No objection.

2. **101 WEATHERBURY WAY, DORCHESTER, DT1 2EE**

WD/D/14/002616

Two storey side and single storey front and rear extension

Planning permission approved.

Dorchester Town Council comment: Recommend refusal. The position of the proposed extension close to the site boundary with the neighbouring property (103) would result in a significantly overbearing relationship. The proposal is considered to be over development of the narrow site and detrimental to the residential amenity of the occupants of the neighbouring property (103) contrary to Policy DA6 of the WDDC Local Plan (2006) and the NPPF (2012).

3. **BENNETTS COURT CAR PARK, COLLITON STREET, DORCHESTER, DT1 1XH**

WD/D/14/000474

Erect 2 dwellings

Conservation Area

Planning permission approved.

Dorchester Town Council comment: Recommend Refusal. Having regards to its size and position, it is considered that the proposed development would be overdevelopment of the site and it would result in significant adverse effects on the living conditions of neighbouring occupiers, in relation to overlooking, contrary to Policy DA6 of the West Dorset Local Plan and Section 12 of the NPPF (2012). The Committee were concerned that the distance to 1 and 2 Trinity Cottages is detailed, in the Design and Access Statement, as being 18 metres whereas the normal guidelines for separation distances is 20 metres. The Committee questioned whether the accuracy of separation distance quoted by the applicant were robust.

4. **7 HERRINGSTON ROAD, DORCHESTER, DT1 2BS**

WD/D/14/002301

Erect single storey dwelling

Planning permission approved by WDDC Development Control Committee on 15 January 2015 - officer recommendation was to refuse the application.

Dorchester Town Council comment: The provision of a dwelling to the rear of no. 7 would be out of character with the established pattern and lower density of development within the locality and having regard to the plot size of the proposed dwelling this would be overdevelopment of this part of the existing site. This development would be contrary to the objectives of Policy DA5 and DA7 of the WDDC Local Plan (2006). Concerns were raised about traffic issues to and from the site and by the busy nature of the road, parked cars in the vicinity, limited visibility due to mature trees along the roadside, there were considered to be many safety issues. This development would be contrary to the objective of Policy AH14 of the adopted local plan (2006).