



Dorchester Town Council

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25 March 2015

Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 30 March 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 2 March 2015 (adopted by Council on 24 March 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. West Dorset, Weymouth & Portland Local Plan Main Modifications Consultation

West Dorset and Weymouth & Portland Borough Councils are recommending a number of Main Modifications to the Local Plan following the conclusion of the Local Plan Examination Hearing Sessions in December 2014.

The Local Plan Main Modifications can be viewed at the following web site:

www.dorsetforyou.com/localplanexamination/west/weymouth

The key modifications for Dorchester relate to the extension of the area included within Policy DOR 10 and the impact of the Dorchester Transport and Environment Plan (DTEP). Extracts of the relevant pages of the Modified Plan are attached.

If the Town Council wishes to submit its views on the Main Modifications, these must be submitted to WDDC by 8 April 2015.

After the consultation closes a copy of the responses will be sent to Mr Paul Crysell, the Planning Inspector appointed to conduct the examination of the joint West Dorset, Weymouth & Portland Local Plan. The Inspector will consider these responses before issuing his final report.

6. 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).

7. Urgent Items

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

Planning and Environment Committee – 30 March 2015

Minute Update Report

1. **Minute 71/13 (2 February 2014) + 79/13 (3 March 2014)**

Parking in Wessex Road

It has recently been reported in the Dorset Echo that Dorset County Hospital has teamed up with a dedicated parking website in a bid to free up spaces at Dorchester Hospital. The Hospital is encouraging staff and local residents to sign up to the parkonmydrive.com website that allows people to rent out their driveway to someone who needs a parking space. This is one of the initiatives that the Hospital's Travel Group is looking at to relieve pressure on parking at the Hospital.

2. **Minute 40/14 (8 August 2014)**

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

WDDC advise that they still negotiating with the applicants over a number of key points, principally: (i) scheme viability (and how that might impact upon the deliverability of affordable housing); and (ii) archaeology. There is no currently no date fixed for taking the application to the Development Control Committee.

3. **Minute 62/14 (1 December 2014) + 77/14 (2 March 2015)**

Planning Applications

Letters were sent to the Chief Executive of WDDC on 13 January and 3 March 2015 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.

A response was received from WDDC's Director of Environment on 6 March 2015:

'National policy on affordable housing and infrastructure contributions changed in November 2014, meaning that it is no longer possible to take such contributions from development of ten or fewer homes (or five or fewer in designated rural areas including Areas of Outstanding Natural Beauty, through local plan policies), or from developments of vacant buildings where no additional floorspace is being provided.

This has obviously had to be taken into account in decisions from the date the policy came into effect. But it also effects unimplemented planning consents, as in these cases developers are quite entitled to request to be released from the obligations, or to resubmit their applications to be considered again after the policy change. I do not therefore believe that the timing of the decisions on these applications has been a factor in the loss of these contributions.

As you will be aware, our emerging Local Plan had been introducing the policy of seeking affordable housing contributions on all sites of one or more new home, and the change in national policy has been a great disappointment to us as well.'

4. **Minute 67/14 (5 January 2015)**

Planning Application WD/D/14/002611 for 6 Wind Turbines on land adjacent to Slyers Lane

WDDC advise that the applicant is now considering their response to key consultee comments and there is currently no date fixed for taking the application to the Development Control Committee.

5. **Minute 77/14 (3 March 2015)**

Dorchester Prison Site

English Heritage has advised that the South West Designations Department are considering the Town Council's query regarding information relating to any application to de-list Site no: 1119045 – stone gateway at former HMP Dorchester.

Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 30 March 2015

1. **10A ACKERMAN ROAD, DORCHESTER, DT1 1NZ**
WD/D/15/000303 [Link](#)
Erect an aluminium conservatory to rear of property
2. **FLAT 21, GROVE COURT, THE GROVE, DORCHESTER, DT1 1XL**
WD/D/15/000243 [Link](#)
Replacement of windows to the front of the property
Conservation Area
3. **UNIT B, BUILDING 10, 20 BUTTERMARKE T, POUNDBURY, DORCHESTER, DT1 3AZ**
WD/D/15/000298 [Link](#)
Change of Use of Commercial Unit from Approved Retail (B1) to D2 (Pilates Studio)
4. **11 OLGA ROAD, DORCHESTER, DT1 2LY**
WD/D/15/000397 [Link](#)
To erect rear and side extension to the kitchen
Conservation Area
5. **LAND ADJACENT TO 13-15 CASTLE CLOSE, DORCHESTER, DT1 2JE**
WD/D/15/000299 [Link](#)
The erection of four, two bed flats to existing corner plot which lies to the south of flats 13/15 Castle Close. The four flats will share the proposed garden however each will be allocated one of the proposed car parking spaces. Each of the existing flats (13/15 Castle Close) will be provided with a private garden area and a carpark space. Proposed vehicular and pedestrian access to come from Castle Close.
6. **8 QUEENS AVENUE, DORCHESTER, DT1 2EW**
WD/D/15/000382 [Link](#)
Conversion from a Care Home into six self-contained flats
Conservation Area
7. **POPPIES DAY NURSERY DAMERS HOUSE, DAMERS ROAD, DORCHESTER, DT1 2JY**
WD/D/15/000415 Listed Building Consent [Link](#)
Remove roof tiles and replace with new
Conservation Area and Grade II Listed Building
8. **POUNDBURY PHASES 3 AND 4, PEVERELL AVENUE EAST, POUNDBURY**
WD/D/15/000379 [Link](#)
Reserved matters application for the implementation of boulevard with double row of trees as required by condition 14 of Outline Planning Permission reference 1/D/09/001363
9. **THE OLD SCHOOL HOUSE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG**
WD/D/15/000372 + WD/D/15/000373 [Link](#)
Change of use of offices to a single dwelling house and associated internal changes
Conservation Area and Grade II Listed Building

10. **THE OLD RECTORY, SOMERLEIGH ROAD, DORCHESTER, DT1 1PD**
WD/D/15/000427 [Link](#)
Change of use to residential. Conversion of building to 8no. residential dwellings.
Conservation Area

11. **THE OLD RECTORY, SOMERLEIGH ROAD, DORCHESTER, DT1 1PD**
WD/D/15/000448 [Link](#)
Erect 1no. new dwelling with associated garden and parking, to north of Old Rectory, Somerleigh Road, Dorchester
Conservation Area

12. **6 COPPER STREET, DORCHESTER, DT1 1GH**
WD/D/15/000029 + WD/D/15/000030 [Link](#)
The RETENTION of an ATM installed through the front elevation. Replacing one of the existing windows and window frame with a laminate finished composite security panel incorporating the ATM fascia with black bezel surround and white illuminated lettering Free Cash withdrawals out of black background. Blue LED halo illumination to ATM surround.

13. **3 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE**
WD/D/15/000488 [Link](#)
Single storey extensions & construct pitch roof over the utility room

CHAPTER 18 – MAPS					
Revised Maps are set out in Appendix 3					
Ref Number	Submission Plan Page	Paragraph /Policy	Modification	Reason for Modification	Source of Change
MM81	Map	DOR 10.	Extend allocated area to north to boundary with A35	To allow flexible arrangements for surface water attenuation.	Non-Hearing Statement

**West Dorset, Weymouth and Portland Local Plan
DOR10 Dorchester Transport and Environment Plan
Land to the South of Stadium Roundabout**



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Land needed for strategic landscaping and infrastructure such as new roads and drainage associated with development may take place outside the boundaries identified.

Sustainability objective		Impact			Comment
		ST	MT	LT	
Historic & cultural features	0	+		P	An objective of the transport plan was to provide a higher quality environment, in terms of the historic fabric of the town.
Landscape, townscape & seascape	0	0	0	P	The objective to protect the historic fabric of the town will prevent significant effects upon the townscape. The park and ride site is located within the Dorset AONB.
Climate change mitigation	0	+	+	P	Reduced traffic and congestion, and the provision of a pedestrian/cycle network will decrease fuel usage and greenhouse gas emissions, and resolving issues regarding air quality in Dorchester town centre.
Climate change vulnerability	0			P	The provision of a pedestrian/cycle network will reduce reliance on less sustainable transport modes.
Soil and water quality	0			P	The new park and ride site would result in the loss of productive agricultural land. Whilst the northern area of the site is susceptible to flooding, the amended policy allows for the installation of surface water attenuation measures.
Biodiversity, geodiversity & habitats	0			P	The new park and ride site would result in the loss of habitat.
Quality of life	0	+	+	P	A more efficient travel infrastructure will improve access to services and facilities.
Economy	0	+	+	P	Reduced congestion is likely to provide an infrastructure to enable economic growth.
Housing	0	0	0	n/a	No significant impact.

Mitigation: None suggested. The Dorchester Transport and Environment Plan will be delivered over the period of the plan. Although the development of a new park and ride is likely to result in the loss of habitats and productive agricultural land, the management of transport and provision of transport infrastructure is considered essential and introduces environmental benefits which are likely to greatly outweigh these adverse impacts.

Whilst the finer details of the scheme are presented in the Dorchester Transport and Environment Plan report, the preamble to the policy should highlight the potential landscape, flooding and ecological (loss of habitat) issues associated with the site.

Sustainability effects	Recommended mitigation
HOUS 6: Other Residential Development Outside Defined Development Boundaries	
<p>The policy has been amended to enable new housing for rural workers outside the defined development boundaries, providing that there is an essential need for a worker to live at or near their place of work. The need for other requirements to be met prior to such development being permitted has been removed.</p> <p>The amended policy performs better under the economy sustainability objective, as the policy is more likely to deliver homes for workers, providing the infrastructure to enable rural industries to develop and grow and providing employment opportunities.</p>	<p>The loss of biodiversity and habitats may be mitigated through adding the following text (<i>in italics</i>) to this policy:</p> <p>(i) The extension of an existing lawful dwelling-house located outside the defined development boundaries will be permitted provided that the extension...does not harm the character of the locality or its landscape setting, <i>or adversely impact upon wildlife and habitats.</i></p>
DOR 10: Dorchester Transport and Environment Plan	
<p>The area of the Dorchester Park and Ride has been extended to the north, adjacent to the boundary with the A35. Whilst the area which the allocation now extends into is within a medium to low risk flood zone, the reason for extending the allocation is to allow for the installation of surface water attenuation measures which will address the flooding issues. The area in which the allocation has been extended into is within the Dorset AONB (as is the rest of the park and ride site), but is relatively low lying and will not introduce significant landscape impacts.</p>	None suggested.
CRS 1: Land at Crossways	
<p>The policy provides additional protection for the Bowleys Camp Scheduled Monument, requiring this historic asset to be protected and preserved. Therefore, this policy performs better under the historic and cultural features sustainability objective.</p>	None suggested.
CRS 2: Land around Crossways	
<p>This new policy ensures that the Councils will work together with other local authorities and network rail to provide a long term, integrated approach to development at Crossways through the provision of a Masterplan. This results in longer term positive impacts upon historic and cultural features, climate change mitigation and adaptation, quality of life, economy and housing sustainability objectives.</p>	<p>Natural England should be included in these discussions to ensure a strategic approach to the provision of SANG as mitigation against impacts upon the Dorset Heathlands European designation is provided.</p>
BRID 3: Land to the East Of Bredy Veterinary Centre, Off Jessops Avenue	
<p>Amendments to the policy will ensure that a wildlife corridor alongside the River Asker will be protected and enhanced, with improved public access also. The amended policy performs better under the biodiversity sustainability objective, since it provides habitat and protect species of European importance, and quality of life sustainability objective,</p>	<p>The following wording (<i>in italics</i>) should be included to the policy:</p> <p>"Development will <i>adequately</i></p>

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Planning and Environment Committee – 30 March 2015

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

1. **4 LADOCK COURT, POUNDBURY, DORCHESTER, DT1 3AX**
WD/D/15/000047
Two storey side and rear extension
Planning application withdrawn.
Dorchester Town Council comment: Recommend refusal: The Committee considered that the development, by reason of its scale and position, would be contrary to the character of the area and would have a negative impact on the street scene. Also it appeared to go against the inherent principles of the original design concepts detailed in the Poundbury Development Brief. As such the development would be contrary to Policies DA5 and DA7 of the Adopted Local Plan and Section 7 of the National Planning Policy Framework.
The comment was made that the boundary of the property shown on plan 1356-01 did not accord with the boundary shown on plan 1356-05C (email also sent to Planning Case Officer for clarification on this point).

2. **UNIT 1, 43 SOUTH STREET, DORCHESTER, DT1 1DH**
WD/D/14/002782
Change of use from A3 to A4 with variation of condition 3 of planning permission 1/D/13/000365 to allow a change in opening times to 08.00 - 00.00 with the exception of New Year's Eve 08.00 - 00.30 and Christmas Eve 08.00 - 00.30.
Planning application approved by WDDC Development Control Committee on 12 March 2015.
Dorchester Town Council comment: Recommend refusal of a variation to planning condition 3 of 1/D/13/000365 to allow a change in opening times to 08.00 – 00.00 on any day. However, an exception to this opening time would be supported from 08.00 – 00.30 on New Year's Eve only. The Committee were conscious that they had not supported the change of use of the premises from A3 to A4 in May 2013 as they had major concerns regarding the impact of the change on the residents of Crown Post Court and they considered that these concerns were still relevant. Also the reason for planning condition 3 of 1/D/13/000365, that set the opening times to 08.00 – 23.00 on any day, was for the interests of residential amenity in accordance with the West Dorset District Local Plan (Adopted July 2006) Policy DA6 and, again, this policy was still relevant.

3. **2 CLARENCE ROAD, DORCHESTER, DT1 2HZ**
WD/D/15/000022
Infill extension & altering roof to form living accommodation to first floor, new porch
Planning application approved.
Dorchester Town Council comment: Recommend refusal. Having regard to its overall density and resulting prominence within the street scene at the corner junction of Coburg Road and Clarence Road, the development will be detrimental to the character of the area and the street scene. This development would be contrary to the objectives of Policies DA5 and DA7

of the WDDC Local Plan (2006) and Section 7 of the National Planning Policy Framework.

(Unfortunately the Town Council's comment was not linked to the right application and therefore it was not referred to the Chairman of the Planning Committee to see if they wished to call the application in to the Development Control Committee. Now that the decision has been made on the application it cannot be revisited.)