



Dorchester Town Council

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23 December 2015

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday 4 January 2016** 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 B. Armstrong-Marshall, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter (the Mayor ex-officio), M. Rennie and D. Taylor

1. Apologies and Declarations of Interest

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 30 November 2015 (attached).

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 Decisions on Planning Applications and Withdrawn Applications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made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note (attached).

6. Urgent Items

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

Planning and Environment Committee – 4 January 2016

Minute Update Report

1. **Minute 112/15 (3 August 2015)**

Dorchester Prison Site

West Dorset District Council has now received a full planning application for the Dorchester Prison site from City & Country and the Town Clerk, the Committee Clerk and the Chairman of the Planning and Environment Committee have discussed the process for considering and making the Town Council's representation.

City & Country have been requested to initially brief all Councillors on the full planning application during January 2016. Then a special meeting of the Planning and Environment Committee will be called to consider this single planning application and this meeting will provide the opportunity for members of the public to present their views to the Town Council.

2. **Minute 113/15 (3 August 2015)**

Dorchester Parking Review

Dorset County Council have undertaken a public consultation regarding various new parking restrictions proposed for Dorchester. The Town Council considered these proposals at the meeting of the Planning and Environment Committee on 8 August 2015 and apart from a couple of minor amendments to the proposals for Alfred/Cromwell Roads and Williams Avenue, the Committee supported the Traffic Regulation Order.

The next stage of the process is for DCC's Regulatory Committee to consider the representations received and officers' recommendations as to action to be taken on introducing any new parking restrictions (meeting is on 28 January 2016).

One particular issue to note is that, following representations made by a Dorchester County Councillor in the light of public comments, the Coburg Road/Edward Road proposals will be looked at again and dealt with separately in the new year.

3. **Minute 138/15 (30 November 2015)**

Minute Update Report – Bollards in New Street

DCC have been asked to install a traffic tube at the junction of New Street and South Street for a week to collect data on the actual traffic using this junction when the TRO times are in force and they are considering the Town Council's request.

4. **Minute 141/15 (30 November 2015)**

Requests for New Parking Restrictions

The Town Clerk and Committee Clerk had a meeting with a member of DCC's Highways team to discuss the current Dorchester Traffic Regulation Order and were advised that the whole county budget for TRO's for 2015/16 has been £50,000. Additionally, as TRO work has been undertaken in Dorchester during this financial year, it is unlikely that Dorchester will be looked at again until 2017/18.

5. **Minute 142/15 (30 November 2015)**

Tree Works Application

Application WD/TP/15/00349 to fell a beech tree at 8 Syward Close, Dorchester was refused by West Dorset District Council on 3 December 2015.

Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 4 January 2016

East Ward

(Councillors T Harries/S Jones*/F Kent-Ledger)

1. **UNIT 7, JONSON TRADING PARK,, DORCHESTER, DT1 1QB**
WD/D/15/002622 [Link](#)
Erection of a sign at entrance to trading estate (Retrospective)
2. **71 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PS**
WD/D/15/002703 [Link](#)
Erect single storey side extension and alterations.

North Ward

(Councillors B Armstrong-Marshall/R Biggs/A Canning/S Hosford/T Loakes/D Taylor)

3. **14 TRINITY STREET, DORCHESTER, DT1 1TU**
WD/D/15/002636 [Link](#)
Repairs to flat roof & replace first floor windows (Retrospective)
4. **THE FIRESTATION, DELAPORT HOUSE & SUBSTATION TO REAR, TRINITY STREET, DORCHESTER, DT1 1TU**
WD/D/15/002470 [Link](#)
Demolition of the existing Fire Station Bar and Nightclub annexe, removal of the 2 No. existing transformers with associated overhead structure posts and taking down sections of existing boundary wall. Construction of 2 No. new transformer bays and reinstating the boundary wall
5. **52A SOUTH STREET, DORCHESTER, DT1 1DQ**
WD/D/15/002750 [Link](#)
Like for like replacement of existing shop front fascia
6. **SITE OF EXTRA CARE HOUSING PROJECT, PEVERELL AVENUE, EAST, POUNDBURY**
WD/D/15/002835 [Link](#)
Approval of reserved matter 'landscaping' for 63 units of extra care accommodation, pursuant to condition 3 of outline planning permission reference 1/D/09/001363
7. **LAND ADJACENT FREDERICK TREVES HOUSE, ST JOHN WAY, POUNDBURY**
WD/D/15/002833 [Link](#)
Erection of a block of four private apartments linked to a terrace of three private town houses, plus a separate block of five apartments (one private, four affordable) over nine garages; together with associated landscaping and parking. The block of five apartments over garages replaces an existing single storey garage block which is to be demolished.

South Ward

(Councillors C Biggs/R Potter*/M Rennie)

8. **45 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY**
WD/D/15/002746 [Link](#)
Erect single storey flat roof rear extension
9. **34 MANOR ROAD, DORCHESTER, DT1 2AX**
WD/D/15/002784 [Link](#)
Erect single storey rear extension
10. **27 HUTCHINS CLOSE, DORCHESTER, DT1 2RH**
WD/D/15/002801 [Link](#)
Erect two storey side extension
11. **57 WEATHERBURY WAY, DORCHESTER, DT1 2ED**
WD/D/15/001585 [Link](#)
Two storey side & rear extension, single storey rear and front extension (Amended Plans)
12. **6 GROSVENOR ROAD, DORCHESTER, DT1 2BB**
WD/D/15/002818 [Link](#)
Build up over the existing garage to form 2storey extension to provide independent living accommodation. Form bay window. To rear form balcony with access from existing bedroom

West Ward

(Councillor T Jones)

13. **COMMERCIAL UNIT, 8 BUTTERMARKE, POUNDBURY, DORCHESTER, DT1 3AZ**
WD/D/15/002596 [Link](#)
Change of use to consulting room for counselling/psychological therapies (Use Class D1)
14. **5 CORSTON STREET, POUNDBURY, DORCHESTER, DT1 3BT**
WD/D/15/002811 [Link](#)
Erect rear single storey .
15. **23 ALEXANDRA ROAD, DORCHESTER, DT1 2LZ**
WD/D/15/002718 [Link](#)
Erect a conservatory to the rear of the property

**These Councillors do not take part in the debate on planning applications due to their membership of West Dorset District Council's Development Control Committee*

Dorchester Town Council

Planning and Environment Committee – 4 January 2016

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

1. **9 PLASSEY CLOSE, DORCHESTER, DT1 2PR**

WD/D/15/001744

Erect two one bedroom new build flats within the side grounds with a communal refuse area
Planning application withdrawn on 1 December 2015.

Dorchester Town Council comment: No objection.

County Highway Authority comment: The County Highway Authority recommends refusal on the following grounds:- The proposal lacks any designated parking provision and is an area already subject to high on-street parking demands so it would be likely that vehicles associated with the premises would be parked on the adjoining highway which would prejudice the free flow of traffic and conditions of general safety on the adjoining road network.

2. **3 HIGH WEST STREET, DORCHESTER, DT1 1UH**

WD/D/15/002129

1 no. fascia externally illuminated sign and 1 no. externally illuminated projecting sign.

Dorchester Conservation Area

Planning application approved by West Dorset District Council on 21 December 2015.

Dorchester Town Council comment: Recommend refusal. The application is contrary to the Town Council's policy on internally illuminated shop signage in High West Street.