



Dorchester Town Council

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21 December 2016

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Tuesday 3 January 2017 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 C. Biggs, R. Biggs (Vice Chairman), A. Canning, T. Harries (the Mayor ex-officio), J. Hewitt, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie and D. Taylor

1. Apologies and Declarations of Interest

It is recommended that any twin hatted Dorchester Town Council and West Dorset District Council Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 5 December 2016 (attached).

3. WDDC's Review of the West Dorset and Weymouth & Portland Local Plan

To consider the Town Council's options for formally responding to WDDC's consultation on its review of the West Dorset and Weymouth & Portland Local Plan and to decide whether to engage a specialist to assist the Town Council in formulating its response. Report by the Town Clerk attached.

4. Parking adjacent to Max Gate

To consider the concerns raised by local residents regarding the parking situation adjacent to Max Gate and the National Trust's plans to provide visitor parking. The National Trust's Building Surveyor, Neil Johnson, will be attending for this item.

5. Planning Applications for Comment

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

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 Decisions on Planning Applications and Withdrawn Applications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 attached).

7. Urgent Items

To consider any other items that the Chairman or Town Clerk decides are urgent and that cannot wait for consideration at a future meeting.

Dorchester Town Council
Planning and Environment Committee – 3 January 2017

Agenda Item 3. – WDDC’s Review of the West Dorset and Weymouth & Portland Local Plan

1. At the meeting on 5 December 2016, the Planning and Environment Committee received a presentation from WDDC officers Hilary Jordan and Trevor Warrick regarding the review of the Local Plan.

The Committee resolved:

‘That the Town Clerk be asked to arrange a special informal meeting of the Council, as soon as possible, to consider the Town Council’s response to WDDC’s review of the West Dorset and Weymouth & Portland Local Plan, whether to commission a Neighbourhood Plan and whether the Council needed to engage specialist support for either.’

The Town Clerk arranged for that informal session to take place immediately prior to this evening’s Committee meeting.

2. During the informal session, Members will have had the opportunity to discuss their preliminary approach to issues including:
 - Overall housing numbers to be included in the Local Plan;
 - The Planning Inspector’s expectations with regards to Dorchester;
 - West Dorset District Council’s analysis of possible sites in and around Dorchester; and
 - The wider infrastructure for the Dorchester area.

Depending on the views expressed by Members, a recommendation may be put to the Committee to formally recruit external expertise.

3. Members may also wish to consider whether they wish to influence the occupation of new build properties in the Town, which would necessitate further advice from a community planning specialist.

Adrian Stuart
Town Clerk

Dorchester Town Council

Agenda Item 5. - Planning applications to be considered by the Planning and Environment Committee on 3 January 2017

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

1. **DEFRA, GOVERNMENT BUILDINGS, PRINCE OF WALES ROAD, DORCHESTER, DT1 1PY - WD/D/16/002503 [Link](#)**
Demolish existing buildings and build new B1/ B8 unit with associated car parking
2. **15 ALINGTON ROAD, DORCHESTER, DT1 1NS - WD/D/16/002597 [Link](#)**
Single off road parking space with dropped kerb.
3. **33 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/16/002554 [Link](#)**
Single storey lean to extension to front elevation forming extended kitchen & extended hallway.
4. **35 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/16/002553 [Link](#)**
Single storey lean-to front extension forming extended kitchen/diner & WC

North Ward (Councillors R Biggs/A Canning/S Hosford/T Loakes/D Taylor)

5. **H M PRISON DORCHESTER, 7 NORTH SQUARE, DORCHESTER, DT1 1HY - WD/D/16/002697 + WD/D/16/002698 [Link](#)**
Change of use of the main cell blocks & gatehouse to residential accommodation (use class C3) (60 units) with an interpretation space in the gatehouse. Construction of new residential blocks & residential terrace (use class C3) (128 units) & associated landscaping and car parking. Demolition of a number of non-Listed buildings. Alterations to public realm & highways in North Square and The Bow.
Dorchester Conservation Area and Grade II Listed Building
6. **FLAT 4, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU - WD/D/16/002476 [Link](#)**
Replacement of Existing Timber Windows with uPVC
Dorchester Conservation Area
7. **2 COLLITON STREET, DORCHESTER, DT1 1XH - WD/D/16/002475 [Link](#)**
Internal and external alterations, repair and restoration works
Dorchester Conservation Area and Grade II Listed Building

South Ward (Councillors C Biggs/R Potter/M Rennie)

8. **78 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ - WD/D/16/002549 [Link](#)**
Erect two storey extension
9. **14 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/16/002685 [Link](#)**
Extend garage on ground floor, and first floor extension

West Ward (Councillors J Hewitt/T Jones)

10. **6 LORNE ROAD, DORCHESTER, DT1 2LQ - WD/D/16/002684 [Link](#)**
New main entrance porch

Dorchester Town Council

Planning and Environment Committee – 3 January 2017

Agenda Item 6. - Decisions on planning applications (contrary to Dorchester Town Council's comments)/withdrawn applications and others of interest.

1. THOMAS HARDY HALL, WEYMOUTH AVENUE, DORCHESTER - WD/D/16/001494

Fascia signage and vinyl entrance signage bearing the Anytime Fitness logo

Approved by WDDC's Planning Committee on 8 December 2016.

DTC comment: Considered by Dorchester Town Council's Planning and Environment Committee on 5 September 2016. Having looked again at the plans for the advertisements for the development and photographs provided by the applicant, the Committee reiterated their previous objection i.e. Recommend refusal. With regards to the signage, the Committee considered that the proposed signs, particularly to the front elevation of the building (which was noted as a 'frontage of high importance' in Brewery Square's original masterplan), by reason of their modern design and colours, large scale and inappropriate illumination were considered to result in substantial harm to the visual amenities of the locality including a detrimental impact on the character of the listed building and the setting of other listed buildings within the vicinity. The signage would be contrary to the Town Council's Internally Illuminated Shop Signage Policy and the application would not preserve or enhance amenities within the Dorchester Conservation Area and would therefore be contrary to policies ENV 4 and ENV 14 of the West Dorset, Weymouth & Portland Local Plan (2015) and sections 7 and 12 of the National Planning Policy Framework (2012). Additionally, the Committee considered that the signage on the top fascia of the north elevation was too dominant and its size should be reduced to be subservient to signage for Brewery Square further along that elevation and preferably it be located elsewhere on that elevation in a less prominent position. They also considered that Option 2. for that elevation with no running man logo was the better option.

2. 3 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/16/002008

Construct brick walls & piers. Erect metal railings & gates along the south boundary & reconstruct the drive & parking area & lay block paviors

Refused by WDDC's Planning Committee on 8 December 2016

DTC comment: Recommend refusal. The proposed boundary wall and railings would interrupt the open character of street frontages in the area, providing a dominating and unfriendly façade. The proposed boundary would form an incongruous feature, which would integrate poorly with the distinctiveness of the local area. As such, it would be a detriment to visual amenity and would be contrary to Policy ENV10 of the West Dorset, Weymouth and Portland Local Plan (2015).

3. 30 TRINITY STREET, DORCHESTER, DT1 1TT - WD/D/16/001383

Installation of new shopfront including canopy

Refused by WDDC 19 December 2016: The loss of the existing high quality timber shopfront and proposed replacement shopfront of inappropriate proportions, form and design would adversely harm the visual amenity and significance of the hostbuilding, the surrounding properties and the Dorchester Conservation Area.

DTC comment 7 November 2016: No objection