



Dorchester Town Council

Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF
Telephone: (01305) 266861

For information about this agenda contact Louise Dowell
l.dowell@dorchester-tc.gov.uk

2 August 2017

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **7 August 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, J. Hewitt, S. Hosford (the Mayor ex-officio), S. Jones, F. Kent-Ledger, T. Loakes, R. Potter (Chairman), 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 3 July 2017 (adopted by Council on 25 July 2017). [Link](#)

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). Representatives of the applicant will be attending for items 2. and 10. and these items will be considered first.

5. Victoria Park Post Office, Maud Road – proposed move to new premises and branch modernisation

The Post Office are now proposing, with the Postmaster's agreement, to move the Victoria Park Post Office to the Central Convenience Stores at 2 Maud Road. If the move goes ahead, subject to local consultation, it will change to a new mainstyle branch.

The Town Council is asked for its views on the proposed location as detailed in the attached letter from the Post Office.

6. Stinsford Parish Council Comments on Neighbourhood Plan Area application

At their meeting on 9 January 2017, Stinsford Parish Council resolved to submit an application to WDDC for the designation of the neighbourhood areas on the basis of the boundaries of the civil parish of Stinsford (map attached). This application is now out for public consultation and the Town Council is asked for its comments.

When deciding on the Neighbourhood Plan Area, the planning authority will consider the following issues:

- does the boundary follow existing Parish/Town boundary lines (if applicable)?
- is there a significant level of business operating within the area (such as major industrial estate or town centre) where a Business District Area might be more appropriate?
- does the area overlap with an existing Neighbourhood Plan area?
- does the proposed area function as a relatively self contained neighbourhood unit without relying on a much wider population or facilities in a neighbouring area?
- are there any local plan allocations (including defined development boundaries) that extend beyond the proposed area?
- any other issues considered relevant to the designation of the area?

The neighbourhood area needs to be agreed by the local planning authority before the neighbourhood plan can be submitted for examination.

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.

Planning and Environment Committee – 7 August 2017

Agenda Item 3. - Minute Update Report

1. **Minute 6/16 (6 June 2016)**

Dorset Highways - Primary Consultation for Traffic Regulation Orders a) Great Western Cross Improvement - Victoria Road Access Only Order

This TRO has been approved and will come into operation once the signs are in place which should be during the week commencing 17 July 2017.

2. **Minute 19/16 (1 August 2016)**

Monmouth Road Area Parking Issues

Following representations from local residents, the Town Council submitted a request to DCC for double yellow lines at the following junctions:

- i) Rothesay Road/ South Court Avenue;
- ii) Ashley Road/Monmouth Road; and
- iii) Culliford Road South/Monmouth Road.

Following DCC's annual assessment of such requests for Traffic Regulation Orders, the Town Council has been advised that these requests did not score highly enough to be implemented this year (the top 20 scoring requests are implemented).

3. **Minute 22/16 (1 August 2016)**

Development at St George's Road, Red Cow Farm

There has been ongoing communications with DCC regarding the linking up of Lubbecke Way and St George's Road and a number of Members have raised concerns about the lack of progress made.

The developer of the Red Cow Farm site, Mildren Homes (only), has now gone into liquidation meaning that there is now uncertainty into what will happen with the road link for which DCC has an agreed highway design.

DCC has advised that it has contacted the Duchy with regards to their role in taking this forward and they are waiting for a response. The Town Clerk has also contacted the Duchy on a similar basis.

WDDC confirm that it was a condition of the approval that the highways works be carried out and now that they have been alerted to the fact that the developer will not now be undertaking this work, they have started an enforcement investigation.

Both Councils have said that they will keep the Town Council updated with progress.

4. **Minute 3/17 (5 June 2017)**

Policy Committee Report regarding DCC Working together Programme

The Town Clerk presented a report to Policy Committee on 18 July 2017 and Members considered formalising existing and future highway maintenance arrangements within DCC's Working Together initiative.

At that meeting it was agreed that the Town Clerk would agree a Working Together protocol with DCC Highways, based on current delivery arrangements, with the potential to add new items at a later date.

This will not preclude the Town Council considering funding other discrete projects from time to time (via recommendation from Planning and Environment Committee to Policy Committee) and if Members wish to follow up on this, officers should be asked to formulate a mechanism for this.

5. **Minute 9/17 (3 July 2017)**

WDDC Review of Local Plan

Following the last meeting of the Committee on 3 July 2017, Feria Urbanism has been appointed to undertake a review of the North Dorchester Consortium's submission to the Local Plan Review and advise on the options for the Council to consider regarding engagement with the Consortium.

This work has now commenced and initial observations have been passed to the Town Clerk, who will be meeting with Richard Eastham of Feria Urbanism, the Chairman of the Planning and Environment Committee and the Mayor on 6 September 2017.

For Members interest, Higher Burton Farm (538.33 acres) to the north of Dorchester, has recently been put up for sale at a guide price of £6m and within the description of the farm is the following:

'With national requirements for the new housing stock, particularly around towns such as Dorchester, the property is potentially well situated for future expansion. Purchasers are advised to make their own enquiries regarding future development.'

Dorchester Town Council

Agenda Item 4. - Planning applications to be considered by the Planning and Environment Committee on 7 August 2017

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

1. **WD/D/17/001247 - 12 SOUTH WALKS ROAD, DORCHESTER, DT1 1ED [Link](#)**
Demolition of existing dilapidated conservatory and replacement with timber frame garden room, extension of rear wet room, and internal renovations, including loft conversion and velux roof windows (Revised Plans)
Dorchester Conservation Area

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

2. **CROWN GATE, SECTORS 3.46/47/48, NORTHERN QUADRANT, POUNDBURY - WD/D/17/001480 [Link](#)**
Erect continuing care retirement community (Use Class C2) comprising 76 apartments and bungalows together with a communal building to include a cafe/bistro, multi-purpose reception/bar/servery, therapy room, library / reading room, multipurpose activity room and staff facilities (Reserved Matters)
3. **1 NORTHERNHAY, DORCHESTER, DT1 1XP - WD/D/17/001435 [Link](#)**
New kitchen extension and relocation of vehicle access
Dorchester Conservation Area
4. **5 CORNHILL, DORCHESTER, DT1 1BA - WD/D/17/001326 + WD/D/17/001314 [Link](#)**
Update existing fascia sign and erect 1 no. hanging (projecting) sign
Dorchester Conservation Area and Grade II Listed Building
5. **3 MILLERS CLOSE, DORCHESTER, DT1 1SS
WD/D/17/001409 [Link](#)**
Change of use from B8 to Sui-Generis (car sales showroom and MOT workshop), remove the existing facade & replace with curtain walling/panelling on the front and both sides, demolish existing side extension and alter roadside boundary treatments, re-surface car park & annexation of the adjacent car park
WD/D/17/1410 [Link](#)
Installation of 3no internally illuminated fascia signs
6. **1 ELVASTONE STREET, POUNDBURY, DORCHESTER, DT1 3RL - WD/D/17/001418 [Link](#)**
Erect conservatory
7. **ACLAND COURT, LINDEN AVENUE, DORCHESTER - WD/D/17/001502 [Link](#)**
Installation of replacement windows and patio doors - excluding flats 44, 53, 54, 63 and 64
Dorchester Conservation Area
8. **NORTH EAST QUADRANT, PEVERELL AVENUE EAST, POUNDBURY - WD/D/17/001434 [Link](#)**
Alterations in association with: (1) subdivision of existing maisonette into two flats and convert plant room to an additional flat (Block 36); and (2) conversion of ground floor

commercial space to two flats (Block 39)

9. **29 SOUTH STREET, DORCHESTER, DT1 1BY**

WD/D/17/001521 [Link](#)

Internal shop fit out on ground floor and alterations across all floors, to include the reopening of a former doorway and the removal of an internal wall. Associated decoration to the external shop window, door and fascia sign. Erection of new projecting sign.

WD/D/17/001523 [Link](#)

Display of 1x non illuminated projecting sign and 1x fascia sign
Dorchester Conservation Area and Grade II Listed Building

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

10. **8-16 ELDRIDGE STREET, DORCHESTER - WD/D/17/001253**

Change of use from mixed use (A1/A2/B1) to residential (C3) to provide 10 residential units to include replacement of existing shopfronts with new double glazed recessed fenestration and doors and associated parking

11. **77 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH - WD/D/17/001419** [Link](#)

Demolish existing garage and single storey flat roof extension and build 2 storey side extension in it's place forming garage/utility & wc to ground with bedroom/en-suite and dressing room over. Extend main house 2 storey to rear to form dining/living area to ground floor with master bedroom at 1st floor over. Form 2 storey side extension to other side of house forming playroom to ground floor with 2 bedrooms/shower room to 1st floor over. Lean-to rear extension forming dining/living area.

12. **4 LEGION CLOSE, DORCHESTER, DT1 2RQ - WD/D/17/001487** [Link](#)

Erect side extension

13. **6 AUGUSTAN CLOSE, DORCHESTER, DT1 2QU - WD/D/17/001489** [Link](#)

Erect entrance porch

West Ward (Councillor J Hewitt)

14. **2 GARFIELD AVENUE, DORCHESTER, DT1 2EX - WD/D/17/001350** [Link](#)

Erect single storey rear and side extensions

15. **7 LOUISE ROAD, DORCHESTER, DT1 2LT - WD/D/17/001508** [Link](#)

Erection of a two-storey rear extension and front single-storey porch