



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

27 September 2017

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **2 October 2017 at 7.00pm** or at the **conclusion of the preceding Council meeting, if after 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 4 September 2017 (adopted by Council on 2 October 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).

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 Decisions on Planning Applications and Withdrawn Applications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made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note (attached).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 and that cannot wait for consideration at a future meeting.

Dorchester Town Council
Planning and Environment Committee – 2 October 2017
Agenda Item 3. - Minute Update Report

1. Minute 20/17 - Development at St George's Road, Red Cow Farm

DCC officers advise that WDDC want to pursue a collaborative approach in resolving the situation but DCC has some concerns that this will not be easy without the full knowledge of who is ultimately responsible for delivering the outstanding infrastructure works.

DCC has made their position clear to the Duchy and their officers will continue to liaise with WDDC and chase both the Duchy and Mildren Construction for updates.

2. Minute 23/17 – WDDC Parking Policy

Minute of the Special meeting of the Overview & Scrutiny Committee on 7 September 2017
Recommendation to Strategy Committee

- (a) That the Parking Policy for the Council for the period 2017-2022 attached as Appendix 1 to the report be agreed subject to the deletion of references to motorhome parking specifically in relation to overnight sleeping (Deletion of recommendation 2 (b) set out in the report 'to provide a limited number of motorhome parking within suitable car parks, allowing overnight sleeping, subject to compliance with planning guidance');
- (b) That revisions to parking charges be agreed on an annual basis in consultation with town and parish councils, the Dorchester BID and other interested parties where relevant;
- (c) That work be undertaken with Dorset County Council to ensure on and off street parking services work in a coherent seamless operation.

Minute of the Strategy Committee meeting on 12 September 2017

Parking Policy and Parking Charges:

- (a) That the Parking Policy for the council for the period 2017 – 2022, attached at Appendix 1 be approved subject to no overnight sleeping in car parks;
- (b) That further policy development and research be undertaken on provision of overnight sleeping in motorhomes;
- (c) That revisions to parking charges be agreed on an annual basis in consultation with town and parish councils, the Dorchester BID and Chamber of Commerce;
- (d) That work be undertaken with Dorset County Council to ensure on and off street parking services work in a coherent seamless operation.

Dorchester Town Council

Agenda Item 4. - Planning applications to be considered by the Planning and Environment Committee on 2 October 2017

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

1. **7 HIGHGROVE CLOSE, DORCHESTER, DT1 2SG - WD/D/17/001772 [Link](#)**
First floor side extension

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

2. **30 HIGH EAST STREET, DORCHESTER, DT1 1HF - WD/D/17/002215 [Link](#)**
Refurbishment of the Grade 2* listed building. Substantial works at ground floor to remove the existing conservatory, extend the WC block and relocate the kitchen to the centre of the building. Works to the upper floors to remove modern fire lobbies from bedrooms and installation of two new skylights at roof level. (Variation of Condition 2 of Listed Building Consent WD/D/16/000778 - to allow for minor amendments to the proposals)
Dorchester Conservation Area and Grade II Listed Building
3. **AGRICULTURE HOUSE, ACLAND ROAD, DORCHESTER, DT1 1EF - WD/D/17/001894 + WD/D/17/001895 [Link](#)**
Replacement of external fencing to Boundary
Dorchester Conservation Area and Grade II Listed Building
4. **OLD SHIRE HALL, HIGH WEST STREET, DORCHESTER - WD/D/17/001943 [Link](#)**
Replacement of internal door
Dorchester Conservation Area and Grade II Listed Building

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

No applications

West Ward (Councillor J Hewitt)

5. **21A & 21 LOUISE ROAD, DORCHESTER, DT1 2LT - WD/D/17/001876 [Link](#)**
Demolish semi-detached single storey rear extension and construct new.

Dorchester Town Council

Planning and Environment Committee – 2 October 2017

Agenda Item 5. Decisions on planning applications (contrary to Dorchester Town Council's comments)/withdrawn applications and others of interest.

1. 1 NORTHERNHAY, DORCHESTER, DT1 1XP - WD/D/17/001435

New kitchen extension and relocation of vehicle access

WDDC approved this application on 30 August 2017.

DTC comment on 7 August 2017: Recommend refusal.

By virtue of its inappropriate siting and scale the proposed development would disrupt the symmetry of the original property. These factors and the inappropriate building materials (vertical timber cladding) would represent an incongruous addition to dwelling that would neither preserve nor enhance the character and appearance of the Dorchester Conservation Area. As such the development is in contrary to Policies ENV4, ENV10 and ENV12 of the adopted West Dorset and Weymouth and Portland Local Plan and Parts 7 and 12 of the NPPF (2012).

Additionally, the Committee was very concerned about the relocation of the access point to the site bearing in mind the safety record of the nearby junction. From the road traffic collision data for this junction, there have been four serious collisions around this junction in the last four years, three within the last 18 months. Members questioned moving the access point closer to the pedestrian refuge at the bottom of the Grove and closer to such a busy and often congested junction.

2. 7 LOUISE ROAD, DORCHESTER, DT1 2LT - WD/D/17/001508

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

This planning application was withdrawn on 5 September 2017.