



Dorchester Town Council

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28 February 2018

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on 5 March 2018 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 5 February 2018 (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. Planning Issues to Note

To note any planning related issues including decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).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 – 5 March 2018

Agenda Item 3. Minute Update Report

1. Minute 47/17 – 8 January 2018

Local Plan Review – Next Steps

The Town Clerk has included a brief item regarding the North Dorchester Consortium's proposals in the next Newsletter.

A meeting was held between the Mayor, Committee Chairman, Town Clerk and representatives of Charminster and Stinsford Parish Councils on 13 February 2018. Notes of that meeting are attached.

WDDC's Corporate Manager - Planning (Community and Policy Development) has offered to attend a meeting of the Town Council's Planning and Environment Committee when the 'preferred options' report is making its way through their committee cycle before public consultation. This is likely to be either June or July.

Dorchester Town Council
Dorchester Town Council – 5 March 2018

Agenda Item 4. Planning Applications for Comment

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

No applications

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

1. **20 SOUTH STREET, DORCHESTER, DT1 1BS - WD/D/18/000072 [Link](#)**
Display of 3no non-illuminated fascia pods, 2no. non-illuminated descriptor text and 1no. non-illuminated conservation style projecting sign.
Dorchester Conservation Area
2. **SITE 3.20 VICKERY COURT, CROWN STREET WEST & MARSDEN STREET, POUNDBURY - WD/D/18/000228 [Link](#)**
Approval of reserved matters for appearance, layout & scale in relation to outline p.p 1/D/09/001363: 4 flats & 1 maisonette together with associated parking
3. **28 VICTORIA ROAD, DORCHESTER, DT1 1SB - WD/D/18/000164 [Link](#)**
Erect Kitchen Extension and remodel Garage Extension
Dorchester Conservation Area
4. **FIRST FLOOR AND SECOND FLOOR, 64 HIGH WEST STREET, DORCHESTER, DT1 1XA - WD/D/18/000231 [Link](#)**
Removal of modern partitioning on first floor. Creation of internal doorway within existing partition on second floor
Dorchester Conservation Area and Grade II Listed Building

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

5. **39 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY**
WD/D/18/000016 - Proposed swimming pool and pool enclosure in rear garden [Link](#)
WD/D/18/000012 - Two storey side extension forming garage, utility & kitchen to ground floor with bedroom & family bathroom to first floor and loft conversion. Single storey rear extension. Form high brick wall with wrought iron to boundaries (Variation of condition 1 of planning approval WD/D/16/001210 - amended materials to front elevation) [Link](#)
6. **20 WEATHERBURY WAY, DORCHESTER, DT1 2EF - WD/D/18/000315 [Link](#)**
Erection of porch, first floor side extension and rear single storey extension,
7. **6 VESPASIAN WAY, DORCHESTER, DT1 2RD - WD/D/18/000326**
Erection of single storey front and rear extension and covered walkway

West Ward (Councillor J Hewitt)

No applications

Dorchester Town Council
Planning and Environment Committee – 5 March 2018

Agenda Item 5. Planning Issues to Note

1. 1 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/17/002746

Erection of a first floor link and erection of a timber boundary fencing
WDDC approved the application 6 February 2018.

DTC comment 8 January 2018: Recommend refusal. The Committee considered that the installation of a 1800mm timber panelled fence immediately on the boundary of the property 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).

2. 20A GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/17/002655

Erect 2 No semi-detached properties with off road parking (Full)

WDDC refused the application on 23 February 2018:

The proposed development by reason of its scale, height, mass, form, siting, and design would impact upon the setting, and in turn the special interest, of the surrounding listed buildings and would fail to preserve or enhance the character of the Conservation Area. The proposed dwellings by reason of their overall scale and height would also be out of proportion with the surrounding historic built form and as such they would appear incongruous within the street scene. The proposed development would result in less than substantial harm to the heritage assets that are not outweighed by any public benefit. As such, the proposed development fails to comply with policy ENV4, ENV10 and ENV12 of the West Dorset District Local Plan, and Sections 7 and 12 of the National Planning Policy Framework.

DTC comment 4 December 2018: No objection.