



# 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

30 May 2018

**Agenda** for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on 4 June 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, S. Jones, F. Kent-Ledger, T. Loakes, R. Potter (Chairman), M. Rennie and D. Taylor (the Mayor ex-officio)

### 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 30 April 2018 (adopted by Council on 22 May 2018).

### 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. London Road Development Site

To receive a report from the Town Clerk.

**6. 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made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).

**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 – 4 June 2018

## Agenda Item 3. Minute Update Report

1. **Minute 51/17 – Bournemouth, Dorset and Poole Waste Sites Plan (8 January 2018)**

DCC has advised that the above plan has been submitted to the Secretary of state for Communities and Local Government and it will be subjected to an independent examination to be conducted by the Planning Inspectorate in June 2018.

A Member has proposed that the Town Council should request to speak at the examination with regards to its concerns about the proposal to continue to site the Household Recycling Centre at Louds Mill and the Committee is asked to consider this proposal.

Information regarding the justification for the site option at Louds Mill is attached together with details about examination process.

2. **Minute 74/17 – Planning Enforcement (30 April 2018)**

The Committee Clerk reported the Committee's concerns about the new illuminated signage at 30B South Street to WDDC, who advise that this unauthorised signage had already been logged by them and will be investigated.

3. **Minute 65/17 (1) – Planning Applications (3 January 2017)**

WD/D/16/002503 - DEFRA, GOVERNMENT BUILDINGS, PRINCE OF WALES ROAD, DORCHESTER, DT1 1PY

Demolish existing buildings and build new B1/ B8 unit with associated car parking (Full).

DTC comment: 3 January 2017: No objection. However, the Committee supported the comments made by the Design & Conservation Officer and the Tree Officer in regards to the landscaping of the site. Also the Committee requested that restrictions be put on the operating hours of the premises, to be in line with the other printing businesses in the immediate area to protect the amenity of local residents. There was also a request that the stone wall to the front/north boundary of the site (facing Prince of Wales Road) be retained.

No comment was made by Environmental Health regarding noise and no planning conditions were added by WDDC to the approval regarding hours of operation or restrictions on noise etc. There have now been a number of complaints from local residents (reported to Town Councillors and WDDC's Environmental Health team) about the noise created by the development and the applicant and Lings (the site owners and operators) are now looking into this. An East Ward councillor is concerned that our comments were ignored and now residents have been negatively impacted.

4. **Minute 47/17 - WDDC Review of the Local Plan (8 January 2018)**

Representatives of the Town Council, Stinsford and Charminster Parish Councils met on 9 May 2018, with representatives of Fera Urbanism to look at options for a joint response to WDDC's anticipated preferred option sites in the reviewed Local Plan. The Group were also seeking advice on how to approach co-ordinating their response plus technical information and guidance. Notes of that meeting, together with a copy of the letter to WDDC resulting from the meeting, are attached.

5. **Minute 70/17 - Parking Issues – Fordington Green (30 April 2018)**

DCC was advised of the Town Council's views following the advice given by DCC about the status of the land in question.

6. **Minute 31/17 – Lubbecke Way (6 October 2017)**

The Committee had previously (November 2015) raised concerns about the potential hazards of ducks and other wildlife crossing the road. DCC has advised that it will now be installing temporary duck signs in freestanding frames along the road until the optimum position for permanent signage has been decided. The Duchy of Cornwall has offered to pay for the permanent signs.

## Dorchester Town Council

### Planning and Environment Committee – 4 June 2018

#### Agenda Item 3. – Minute Update Report (Item 1.)

Extract from the Programme Officer's Notes and the Inspector's Guidance Note for the Examination of the Bournemouth, Dorset & Poole Waste Plan (26 – 28 June 2018)

#### Progressing representations

- 1 Respondents have been asked by the Councils whether they wish to put their views across at a hearing. Whether views are expressed in writing or orally they will carry the same weight and we shall have equal regard to views expressed by both methods. Attendance at a hearing session will only be useful and helpful to us if you need to participate in a discussion concerning the soundness or legal compliance of the Plans. Those who wish to proceed by written means can rely on what they have already submitted.
- 2 The right to participate in a hearing extends only to those who propose changes to the Plan in order to make it sound and legally compliant and is limited to those policies or matters which were the subject of the original representation. This strictly excludes those who have simply commented on a policy in the Plan. So although anyone can attend, the ability to speak is not available to all but is limited to either those with a legal right or those specifically invited. This is one of the differences of the Examination process compared to other planning procedures. There is no need for those supporting the Plan to take part in the hearing.
- 3 Evidence on any new matter which may have arisen since the original representations were submitted can be sent to us via the Programme Officer. This might be, for example, where a new document has been produced by others or evidence has emerged that has a direct bearing on the soundness of the Plan. Submission of any such material should allow sufficient preparation time for all parties. Any such material should, however, be provided at least 2 weeks before the start of the respective hearing to allow sufficient preparation time for all parties.

Additionally (extract from Programme Officer's letter):

Our task is to consider the soundness and legal compliance of the Plans, on the basis of the relevant legislation and the guidance in the National Planning Policy Framework (the Framework).

Considering soundness involves examining the Plans to determine whether they are:

- (a) **positively prepared** – based on strategies which seek to meet objectively assessed requirements, consistent with achieving sustainable development;
- (b) **justified** – the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence;
- (c) **effective** – deliverable over its period and based on effective joint working; and
- (d) **consistent with national policy** – able to achieve sustainable development in accordance with the policies in the Framework and National Planning Policy for Waste.

## **Dorchester Town Council**

**Planning and Environment Committee – 4 June 2018**

### **Agenda Item 3. – Minute Update Report (Item 1.)**

Extract from: Bournemouth, Dorset and Poole Waste Plan Issues Consultation, December 2013  
(updated January 2018)

Schedule of Comments with Officer Responses

The first stage of public consultation on the new Waste Plan took place from 19 December 2013 to 13 February 2014.

The Waste Plan Issues Paper set out a number of issues the plan will need to address. Fifty different people and organisations responded to the consultation. The comments made are set out below, along with officer responses to each comment. The responses to the Waste Plan Issues Paper helped develop the Draft Waste Plan.

NB: This schedule was originally prepared following the Waste Plan Issues Consultation. The officer responses within this version have been updated to reflect information included in the Pre-Submission Draft Waste Plan and supporting evidence reports to demonstrated how issues raised have been addressed. See comments in bold in the final column.

	Summary of site option	Representations* all number are approx	Summary of issues	Officer Response Details of changes made to the site allocations
WD07 – Loudsmill, Dorchester	Site being considered for one or more of the following uses; <ul style="list-style-type: none"> <li>Household Recycling Centre</li> </ul>	10 agree 3 disagree	<ol style="list-style-type: none"> <li>Traffic/access</li> <li>Too small for all facilities</li> <li>Proximity to residential properties</li> <li>Flood Risk</li> <li>Brownfield site</li> <li>Established facility</li> </ol>	<ol style="list-style-type: none"> <li>It is accepted that there are currently congestion issues in this location. However, the site will soon be served by an extension to Lubbecke Way that will take traffic away from the constrained St. Georges Road residential area. Furthermore, if investment were to be put into improving the existing HRC the immediate access along St Georges Road would also need to be improved. The expansion of the existing facility would improve circulation within the site and would ensure that the site would not need to close when skips are removed. These measures would reduce queuing traffic along St Georges Road.</li> <li>Mainly due to this sites location in a residential area and narrow access this site was only shortlisted for a HRC (expansion of the existing facility).</li> <li>It is considered that the site itself is a reasonable distance from residential properties and separated by industrial units and a sewage treatment works. Access to the site is through a residential area. If this site emerges as a preferred site further work will be required to ensure development would not have an unacceptable impact.</li> <li>A small part of site is within FZ2. If the site emerges as a preferred site for a waste management facility it is hoped that a more specific site within the wider allocation can be agreed upon, it is likely to be possible to avoid land within FZ2.</li> <li>This is a brownfield site within allocated employment land, development in this location</li> </ol>

			<p>would therefore be consistent with national policy for waste.</p> <p>6. A full site selection exercise has been undertaken to find appropriate locations for facilities to need the identified needs. Although this is an existing established facility this does not mean that this is the most sustainable location for expansion. The merits of this site will be assessed against other shortlisted sites.</p> <p><b>Initial officer comments following consultation: This site is proposed to be shortlisted for allocation in the Waste Plan. The site has advantages over other options being outside the AONB and situated on employment land. Further investigate needed to define a specific site for allocation in final Waste Plan.</b></p> <p><b>Further officer comments at publication (December 2017): A reduced area of land at Loudsmill, Dorchester has been allocated in the Pre-Submission Draft Waste Plan for a household recycling centre.</b></p> <p><b>For further information see Inset 5: Loudsmill, Dorchester. The allocated land would enable the development of a modern split level facility to replace the existing facility and serve Dorchester and surrounding villages. The site is being promoted by the landowner and development is supported by Dorset Waste Partnership.</b></p>
--	--	--	--

## **Dorchester Town Council**

Notes of meeting held on 9 May 2018 to discuss WDDC's reviews of the Local Plan and Preferred Option Sites

Present:

Dorchester Town Council: Councillor Susie Hosford (Mayor), Councillor Robin Potter (Chairman Planning and Environment Committee), Adrian Stuart (Town Clerk) and Louise Dowell (Clerk Planning and Environment Committee)

Stinsford Parish Council: Councillor Chris Hext (Chairman), Councillor Andy Stillman

Charminster Parish Council: Councillor Mark Simons (Chairman)

Feria Urbanism: Richard Eastham (RE) and Anna Freiesleben

1. At the meeting held on 13 February 2018, it had been agreed that the group should meet with Feria Urbanism to look at options for a joint response to WDDC's anticipated preferred option sites in the reviewed Local Plan. The Group were seeking advice on how to approach co-ordinating their response plus technical information and guidance.
2. From the information available, it appeared that WDDC would be favouring North Dorchester as the preferred option site for development near Dorchester and the main focus of the discussion was on this site and the group's views on this.
3. Main comments made were:

Stinsford:

- Development would require a Masterplan and through road – not a piecemeal approach
- Jobs were reducing in the town so it was important to provide the right housing balance
- Currently landowners were looking to make a massive profit on land sales and this needed addressing
- 7/8ths of the land in the North Dorchester proposal is in Stinsford PC
- Clarification was needed on the number of dwellings now being proposed
- Present infrastructure was already strained and needed strengthening

Charminster:

- Residents wanted to remain as a village not be swept into a town extension
- Quality infrastructure would be needed to make any development function properly
- The North Dorchester landowners appeared to be in a strong position

Dorchester:

- A recent application for development near Wolfeton House was refused and Natural England were heavily involved in campaigning against the development
- In view of representation from Historic England regarding landscape importance across the watermeadow, WDDC seemed to be opting for 3 individual developments/'villages' across the larger site and this would not produce a Masterplan or major road
- Landowners could be seen to be handing a Local Plan solution to WDDC
- Three small sites would not deliver the infrastructure needed and the right types of housing needed to be promoted
- WDDC have experience in the use of masterplans i.e. Poundbury and Charlton Down
- There were uncertainties about future levels of local government employment in the town

Feria:

- Three small developments would create satellite suburbia and direct connection to Dorchester would be lost
- The three councils needed to have a consistent approach and make it clear that conditions and mechanisms were needed to make the development the best it could be and if these were not embedded, the development could not be accepted
- A critical mass was needed to provide the infrastructure sought and without a large development it would be difficult to create a legacy project
- There is no national co-ordination of infrastructure and so it is hard to influence this outside of planning

4. Questions were raised about who would be getting the 'protected view' required by Historic England, the status and importance of their representation and why were gaps required between the developments.
5. There was discussion about WDDC's timetable for committee consideration and public consultation plus the Parish and Town Council's role in informing the public.
6. RE advised on a number of points relating to process and delivering a development away from the conventional approach:  
There are mechanisms to achieve Land Capture Value with new powers available  
The compulsory purchase order system can be difficult and this scheme needs a different way of working  
Alternative proposals for land purchase need buy in from landowners  
It could be of benefit to establish a Task and Finish Group (or Board of Trustees) with interested parties  
The Prince's Foundation has produced a design code that would lead to the best fit masterplan and there were others who worked in a similar way  
A larger development would provide longer term control of future development  
The initial input/advice to be provided from Feria might be best to be process driven
7. It was accepted that each Council would have its own specific issues with certain aspects of the preferred option sites but overall there was common ground on the response to be made. The key point was that there was objection in principle to development north of Dorchester and there were numerous reasons for this. If such development was to ever go ahead it could not be supported in any way without agreement to a masterplan and infrastructure requirements in advance. It was agreed that DTC should submit comments to WDDC outlining the current thinking and concerns (as raised in this meeting) about the expected preferred options site to the north of Dorchester and seeking a dialogue and support from WDDC. The PCs would not be signatories to the letter but DTC would indicate their support.
8. Items that needed further consideration were the formation of a formal Tri Council Working Group (that would meet in public), setting up public meeting(s), investigative work relating to the Prince's Foundation and others able to support the group's ideas/plans, how to best influence to consultation process, getting other like-minded parties involved, seeking funding to support the group's work and raising the press profile.
9. Group members would be updated as appropriate and DTC would set up a formal commission with Feria.



# DORCHESTER TOWN COUNCIL

Council Offices, 19 North Square, Dorchester, Dorset. DT1 1JF

Telephone: (01305) 266861 e-mail: A.Stuart@dorchester-tc.gov.uk

Adrian Stuart, Town Clerk

Hilary Jordan  
Corporate Manager - Planning (Community & Policy Development)  
West Dorset District Council  
South Walks House, South Walks Road,  
DORCHESTER DT1 1UZ

15 May 2018

Dear Hilary,

## **LOCAL PLAN REVIEW (LPR) AND THE POTENTIAL IMPACT TO THE NORTH OF DORCHESTER**

I wanted to bring you up to speed with discussions taking place between representatives of the Town Council with their peers at Charminster and Stinsford Parish Councils.

Informal contact has continued since the start of the LPR process, both to understand our respective positions regarding the impact of potential development north of Dorchester on our residents and also to build an understanding of the risk that significant development might overwhelm the existing essential public infrastructure that we collectively rely on.

Members of all three Councils share major concerns that the planning process is being driven by a requirement to deliver housing numbers determined through government statistics and processes rather than through a proper quantification of the need of our local communities; there is a strong view that the needs and wishes of local communities seems to have disappeared from the local planning process.

Our discussions considered the ideas in your recent District Councillor briefing event for three, large development sites rather than a comprehensive approach to the whole site; perhaps a response to Historic England's comments regarding the need to preserve some form of view across the water meadows. We feel this may risk creating a piecemeal development, rather than something properly coordinated and considered.

It is quite possible that, of three options of 1) no development at all (still on the face of it the most favoured option), 2) a comprehensive master-planned settlement that is driven by key infrastructure needs rather than landowner profit, or 3) the three settlement idea promoted at your briefing, the one that will generate most opposition is the third of these and this is the one which you may be about to consult on. The meeting we had exposed some fundamental weaknesses with such an approach that we would like to share with you face to face.

However, the most interesting part of our discussions centred not on the location of development, but on the process for delivering it. There was recognition that the current planning process plays very much into the hands of landowners whose primary interest is profit. This was contrasted with the Poundbury development where the landowner's personal vision and long term stake in design

quality, place-making and the legacy outcomes has resulted in a much more cohesive development that, while not perfect, has nonetheless delivered significant wider community benefit.

There was much support for looking at a model where a new public/private body takes control over the master-planning and key development decisions, engages fully with the local community while ensuring that the current landowners enjoy a fair, realistic profit, but focuses development on the needs of the communities affected by the development;

This long-term view will be necessary if the area to the north of Dorchester is to become the main way in which housing will be delivered over the lifetime of the next two or three local plans, if this is to deliver a community potentially three times larger than Poundbury, it is essential that the early phases of it are coherently planned.

The three Councils would like to explore, with the District Council, whether there is an opportunity to create a special purpose vehicle to research and then deliver a new development model, before the District Council consults on three unconnected development areas which we all feel will inevitably be expanded as the future planning authority desperately searches for more land to deliver Government housing targets.

Given the response of those present at the meeting to the information contained in your member briefing the alternative seems to be outright objection to the ideas that will come forward in the next round of local plan consultation.

I would welcome West Dorset's thoughts on whether such an approach is worth exploring.

Yours sincerely



Adrian Stuart  
Town Clerk

P.S. In our most recent meeting we were joined by our planning advisors, Fera Urbanism, and again many thanks for the pragmatic response you took regarding the management of any potential conflict between their work on this subject and the separate exercise you have commissioned from them concerning Dorchester town centre.

## Dorchester Town Council

Planning and Environment Committee – 4 June 2018

### Agenda Item 4. Planning Applications for Comment

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

None

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

1. **WD/D/18/000599 + WD/D/18/000600 [Link](#) - 28 HIGH WEST STREET, DORCHESTER, DT1 1UP**  
Change of use from Healthcare Centre (Use Class D1) to a dwelling house with basement apartment (Use Class C3) including extension & alterations & associated works  
Dorchester Conservation Area and Grade II Listed Building
2. **WD/D/18/000670 [Link](#) + WD/D/18/000671 [Link](#) - CITROEN MMC DORCHESTER, MILLERS CLOSE, DORCHESTER, DT1 1SS**  
External alterations to facilitate internal works to increase the area of car Showroom + Display of 4no.illuminated fascia sign & 2no. illuminated signs
3. **WD/D/18/000910 + WD/D/18/000911 [Link](#) - TOP O TOWN HOUSE, BRIDPORT ROAD, DORCHESTER, DT1 1XT**  
Change of use of office to 9 residential apartments; erection of dwelling, refuse/cycle stores  
Dorchester Conservation Area and Grade II Listed Building
4. **WD/D/18/000950 + WD/D/18/000951 [Link](#) - 37 SOUTH STREET, DORCHESTER, DT1 1DF**  
Raise First Floor Roof to Rear, Install New Air Conditioning System & Relocate Air Conditioning Condensers  
Dorchester Conservation Area
5. **WD/D/18/000725 [Link](#) - 2 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT**  
Change of use from amusement arcade to restaurant/cafe use (A3) and installation of extraction ducting  
Dorchester Conservation Officer
6. **WD/D/18/000839 [Link](#) - AGRICULTURE HOUSE, ACLAND ROAD, DORCHESTER, DT1 1EF**  
External works to include re-roofing, leadwork repairs/renewal and replacement rainwater goods  
Dorchester Conservation Area and Grade II Listed Building
7. **WD/D/18/000907 [Link](#) - ROWAN HOUSE, 2 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW**  
Construction of secure storage unit  
Dorchester Conservation Area

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

8. **WD/D/18/000723 [Link](#) - 36 GROSVENOR ROAD, DORCHESTER, DT1 2BD**  
Erection of 2 storey side extension, single storey rear extension and new front porch

9. **WD/D/18/000797 [Link](#) - 11 WEYMOUTH AVENUE, DORCHESTER, DT1 1QR**  
Change of use from A3 to mixed A3/A4 use and elevational alterations including the erection of lobby area to front elevation  
Dorchester Conservation Area
10. **WD/D/18/000794 + WD/D/18/000795 [Link](#) - FORMER BREWHOUSE, 1 BREWERY SQUARE, DORCHESTER, DT1 1HX**  
Conversion of former brewhouse to residential use to provide 29 apartments & 32 parking spaces, commercial space, storage areas associated with the residential, addition of new floors, creation of new openings in external & internal walls  
Dorchester Conservation Area and Grade II Listed Building
11. **WD/D/18/000077 [Link](#) - 5 MANOR ROAD, DORCHESTER, DT1 2AU (Amended Plans)**  
Demolition of existing extension and erect a single storey side and rear extension
12. **WD/D/18/000932 [Link](#) - 53 WEATHERBURY WAY, DORCHESTER, DT1 2ED**  
Erection of front porch
13. **WD/D/18/000688 [Link](#) - SIGNAL HOUSE, 4 BITTER END, DORCHESTER**  
Replacement of existing roof

**West Ward (Councillor J Hewitt)**

14. **WD/D/18/000623 [Link](#) - DOMINOS PIZZA, GREAT WESTERN ROAD, DORCHESTER, DT1 1RD**  
Install 2no. illuminated Fascia Signs  
Dorchester Conservation Area and Grade II Listed Building
15. **WD/D/18/000803 [Link](#) - 37 QUEENS AVENUE, DORCHESTER, DT1 2EP**  
Erection of single storey timber building for use as a garden room
16. **WD/D/18/000678 [Link](#) - 26 MIDDLEMARSH STREET, POUNDBURY, DORCHESTER, DT1 3FD**  
Change of use from A2 to D1 to provide a Sport Health Centre

## **Dorchester Town Council**

### **Planning and Environment Committee – 4 June 2018**

#### **Agenda Item 5. – London Road Development Site**

1. Members will be aware of a commercial site on London Road of 0.95 acres, to the east of the Howards Peugeot car dealership. The site's previous uses, including that of an oil depot, has resulted in decontamination of the site in recent years and it was eventually marketed in early 2017.
2. The site appears to have been acquired by a specialist provider of retirement apartments. They recently carried out a consultation on a design for 44 high quality Retirement Living apartments on the site. The outcomes from the consultation exercise are not yet known.
3. The Town Clerk attended the public session of the event and posed several questions to the developer's agent regarding how they would demonstrate a commitment to delivering on the Local Plan requirement for 35% affordable housing on the site. The Town Clerk's interpretation of the answers provided suggest that it is currently not the developer's intention to deliver affordable housing on the site. The developer's agent did instead explain their approach to viability testing and, where necessary, payments towards off site contributions.
4. It is possible that the developer and their agent misunderstood the questions being raised and it may be appropriate to seek further clarification regarding their commitment, or otherwise, to the delivery of affordable housing in line with the Local Plan.
5. It is hard for the layperson to conceive how a viability argument can be constructed given the foreknowledge that the developer had of current Local Plan expectations, which would no doubt have been priced into the land value. Past experience of off-site contributions from Dorchester schemes has been negative, with cash being of little compensation when land is not available.
6. Most importantly, given the recent experience in regard to the Prison site, the Town Council may wish to seek early assurances from the planning authority that they will robustly defend the delivery of affordable housing on the London Road site.
7. The Town Clerk is aware that several Councillors also intended to visit the consultation event and may wish to share their experience with the Committee.

## **Dorchester Town Council**

### **Planning and Environment Committee – 4 June 2018**

#### **Agenda Item 6. Planning Issues to Note**

##### **1. WD/D/17/002887 - 1 BENNETTS COURT, 6 COLLITON STREET, DORCHESTER, DT1 1XH**

Install Velux roof window in south elevation roof

Application was refused by WDDC's Planning Committee (contrary to officer recommendation) on 26 April 2018.

Reason: The proposed window by reason of its size and position would have a detrimental effect on the amenities of the adjoining properties to the rear by way of overlooking. The proposal would therefore be contrary to policy EN16 of the adopted West Dorset, Weymouth and Portland Local Plan 2015.

DTC comment on 5 February 2018: Recommend refusal.

The installation of a velux window would, by virtue of the proximity of neighbouring properties, result in a detrimental impact on the living conditions and amenity of these properties by reason of loss of privacy and overlooking. The scheme is therefore contrary to Policy ENV 16 of the adopted Local Plan.

The decision notice for the site (WD/D/14/000474) dated 19 January 2017, included Condition 10 that removed permitted development rights for the dwelling for the following reasons: 'in the interests of the character and appearance of the Dorchester Conservation Area, the setting of adjoining listed buildings and the living conditions of neighbouring properties in accordance with Policies SA20, SA21 & DA6 of the West Dorset District Local Plan (2006) and the guidance in the NPPF (2012).' Members were concerned that a change was being proposed to very recently completed development that had been through a thorough design process with strict conditions protecting neighbours and this had led to a planning approval. This application seemed to go against the spirit of providing this neighbour amenity protection.

Further Condition 9 states 'No development shall commence until a schedule and detailed sections (scale 1:10) of all new windows, including the approved dormer windows in the development has been submitted to and approved in writing by the Local Planning Authority. All windows shall be constructed of timber and the schedule shall include additional information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included).' This information is not included with the application and neither is a floor plan that illustrates the distance from floor level to the window and without this information, or the exact dimensions of the proposed velux, Members questioned how the application met WDDC's validation criteria.

##### **2. WD/D/18/000364 - 29 GLYDE PATH ROAD, DORCHESTER, DT1 1XE**

Erection of new boundary wall

Application approved by WDDC on 27 April 2018.

DTC comment on 5 March 2018: Recommend refusal. The Committee considered that the brick wall and iron railings, of Victorian design, were out of keeping with the Grade II Listed building that is 18th century in origin. As such they were detrimental to the historic and traditional character of the building and the Conservation Area. The close boarded timber fence was considered to be unduly dominant and prominent in this enclosed area and would detract from and adversely impact on the amenity of the area. As such, it was considered that this proposal will be contrary to policies ENV 4. and ENV. 10 of the West Dorset District Local Plan.

**3. WD/D/18/000451 - 6 ASHLEY ROAD, DORCHESTER, DT1 2DJ**

Erection of a first floor rear extension

Application refused by WDDC on 24 May 2018 :

By reason of its scale, and building tight up to the mutual site boundary, the proposal would have an unacceptable overbearing effect and perception of undue enclosure to the occupants of the neighbouring property; and result in a loss of outlook and overshadowing to the neighbouring property, thus jeopardising residential amenity. The proposal is therefore contrary to Policy ENV 16 of the West Dorset, Weymouth & Portland Local Plan 2015.

DTC comment 9 April 2018: No objection.

**4. WD/D/16/001757 – FIELD EAST OF GREYS BRIDGE SOUTH OF LONDON ROAD, DORCHESTER**

Relocate entrance

Recently there was considerable traffic disruption as a result of these works being carried out as additional traffic lights were put in close to Greys Bridge for the duration of the works.

Stinsford Parish Council supported the original application (approved October 2016) and apparently were not advised of the installation of the additional traffic lights. DTC were not consulted about the original planning application or additional lights and a Member has raised concerns about this lack of consultation in view of the proximity of these works to the Town and the impact this has had.