



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

24 April 2019

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **29 April 2019 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 1 April 2019 (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on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).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.

Agenda Item 3. Minute Update Report

1. Minute 24/18 (3 September 2019)

Lubbecke Way – Experimental Traffic Regulation Order – Additional Parking Restrictions

This Traffic Regulation Order will come into operation on 16 April 2019 and will impose prohibition and restrictions of waiting on various parts of the road. The effect of the Order will be to introduce new lengths of 'No Waiting at any time' and 'No Waiting between the hours of 8am to 6pm' along Lubbecke Way and Stinsford View, Dorchester. The reasons for proceeding by way of experimental order is to assess the effects of the changes before Dorset Council consider whether the provisions of the experimental Traffic Order shall continue in force indefinitely.

The Order can continue in force for a maximum of 18 months. Within a period of 6 months from the coming into operation of the Order, or within 6 months of any subsequent variation or modification to the Order coming into force, whichever may be the later, any person may object to the making of a permanent order.

Long Bridge Way/St George's Road – Weight Restriction Traffic Regulation Order (TRO)

The above TRO has now been published and the consultation period runs until 26 April 2019. The Committee Clerk has responded to the consultation on behalf of the Planning and Environment Committee and Members were copied in to this response supporting the TRO.

3. Minute 55/18 (7 January 2019)

Petition – Licensed Premises in the Town Centre

A further response has now been provided by chair of the West Dorset Partnership Coordination Group (PCG) on which the Police, Council Community Safety Team, Council Licencing and Environmental Health all sit along with a number of other agencies.

'We understand residents' concerns. Both the Police and the Council (Environmental Health & Licensing) have investigated complaints of noise nuisance and ASB but have been unable to identify any matters that warrant or are capable of enforcement action. However, liaison has taken place with licensees and Dorchester Pub-Watch to ensure that licensed premises are being managed well. The situation will continue to be monitored and agencies have identified the following actions which are being progressed;

- Discuss the improvement of CCTV arrangements in the town centre with the Town Council
- Working with Pub-Watch, ensure that licensees disperse clients appropriately from their premises
- Explore the provision of a cumulative impact provision in the new Dorset Council licensing policy for Dorchester town centre (this would give the licensing authority, the Council, greater control over the number of licensed premises in the area)
- Contingencies put in place for enforcement action should there be an increase in crime/ASB
- Liaison with Dorset Waste Partnership to ensure that cleansing arrangements are satisfactory'

Dorset Police also advise that since the start of this year they are not aware of any notable levels of ASB or disorder reported in the area.

4. **Minute 74/18 (1 April 2019)**

Lubbecke Way Resurfacing

Dorset Council confirmed that due to the road configuration, St George's Road and Long Bridge Way was the only alternative diversion to Lubbecke Way during the resurfacing works. No parking cones were due be installed at the pinch points along St Georges Road and cones erected on the verges of Long Bridge Way to minimise the impact of any HGV's using the route. The works were planned to take place on Friday 12 April and were due to be completed (except for the completion of line marking) in one day.

5. **Minute 75/19 (1 April 2019)**

Planning Enforcement Issues

The Committee's concerns regarding 9A High West Street and 2 Cornhill due to their unapproved illuminated signage were reported to Dorset Council and these concerns are now being investigated by Dorset Council's enforcement officers.

Agenda Item 4. Planning Application to be considered

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

1. **52 LONDON ROAD, DORCHESTER, DT1 1NE - WD/D/19/000597**
Erect single storey side extension
2. **39 SYWARD ROAD, DORCHESTER, DT1 2AJ - WD/D/19/000614**
Erection of side extension
3. **33 HOLLOWAY ROAD, DORCHESTER, DT1 1LF - WD/D/19/000724 + WD/D/19/000723**
Conversion of an attached Garage to an annexe

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

4. **SOUTH GROVE COTTAGE, TRINITY STREET, DORCHESTER, DT1 1TU - WD/D/19/000537 + WD/D/19/000538**
Addition of a gate to the car park entrance & display of a hanging sign board & a fascia sign board to the front side wall
Dorchester Conservation Area and Grade II Listed Building
5. **48 SOMERLEIGH ROAD, DORCHESTER, DT1 1TJ - WD/D/19/000720**
Erection of single storey rear extension. Alterations to second floor to include installation of conservation roof light (with variation of condition 1of planning permission WD/D/18/000318 to amend approved plans)
Dorchester Conservation Area
6. **30B SOUTH STREET, DORCHESTER, DT1 1BY - WD/D/19/000473 (Retrospective)**
Internal alterations and display of internally illuminated signage (part retrospective)
Dorchester Conservation Area and Grade II Listed Building
7. **5 HAMSLADE GREEN, POUNDBURY, DORCHESTER, DT1 3DP - WD/D/19/000713**
Change of use from A1, A2 & B1 (Commercial) to D1(Fertility Clinic)
8. **58 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/19/000899**
Change of use from Office Use (Class B1(a)) to a dwellinghouse (Class C3) (ground floor and first floor flats).
Dorchester Conservation Area and Grade II Listed Building
9. **PLOTS 593 TO 595 AND 600 TO 620, SECTOR 3.76, NORTHERN QUADRANT, CROWN STREET WEST, POUNDBURY - WD/D/18/001983**
Application for approval of reserved matters for access, appearance, landscaping, layout & scale of outline planning permission 1/D/09/001363
10. **6 ALBERT ROAD, DORCHESTER, DT1 1SF - WD/D/19/000627**
Change of use from existing office to 4 No. dwellings (C3) (demolish existing bay window and single storey lean to extension to west elevation); erection of 5 no. apartments with vehicular access and parking
Dorchester Conservation Area

11. **DORSET COUNTY MUSEUM, 65-66 HIGH WEST STREET, DORCHESTER, DT1 1XA - WD/D/19/000771 + WD/D/19/000772**
County Museum, installation of new shopfront and demolition of un-listed buildings (with variation of condition 1 of listed building consent WD/D/17/000483 - to amend approved plans) + (Variation of Condition No.1 of Planning Approval WD/D/16/002934-to amend approved plans)
Dorchester Conservation Area and Grade II Listed Building
12. **PLOTS 3 62A AND 3 62B, CROWN SQUARE, POUNDBURY - WD/D/19/001012**
Application for approval of reserved matters of access, appearance, landscaping, layout and scale of outline approval 1/D/12/000082 - (to revise the design, use and number of residential units of the previously approved Crown Hall and Market Hall buildings)
13. **UNIT 1, POUNDBURY WEST INDUSTRIAL ESTATE, POUNDBURY WEST INDUSTRIAL ESTATE ACCESS, DORCHESTER, DT1 2PG - WD/D/19/000778**
Increase the height of the external storage facilities and alterations to the parking layout
14. **4 HESSARY STREET, POUNDBURY, DORCHESTER, DT1 3SF - WD/D/19/000852**
Change of use from retail (A1 use)/office (B1 use) to form 3 treatment rooms for health professionals (D1 use)

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

15. **46 SOUTH COURT AVENUE, DORCHESTER, DT1 2BZ - WD/D/19/000655**
Erection of side & rear extensions
16. **13 HERRINGSTON ROAD, DORCHESTER, DT1 2BS - WD/D/19/000802**
Erection of front boundary wall with slatted fence & gates

West Ward (Councillor J Hewitt)

17. **43 GARFIELD AVENUE, DORCHESTER, DT1 2EY - WD/D/19/000656**
Erection of first floor side extension; erection of front porch

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Agenda Item 5. Planning Issues to Note

1. WD/ENF/19/00102 GEORGIE PORGIE PIE AND BURGER CO. 1 ALEXANDRA ROAD, DORCHESTER, DT1 2LZ

Following WDDC's refusal of planning application WD/D/18/000622 for the retention of the unauthorised decking structure at the above site, Dorset Council has been unable to find reference to any appeal logged against the refusal. Therefore, in order to preserve the non-designated heritage asset and the character and appearance of the Conservation Area, Dorset Council officers have asked that the unauthorised structure is removed by 3 June 2019.

2. WD/D/19/000474 - 30B SOUTH STREET, DORCHESTER, DT1 1BY

Dorset Council has approved the planning application above for the display of two non-illuminated fascia signs but it does not appear to have asked for the retention of the barber's poles.