



Dorchester Town Council

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26 June 2019

Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on 1 July 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 R. Biggs (the Mayor ex-officio), A. Canning, L. Fry, T. Harries (Vice- Chairman), J. Hewitt, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman), M. Rennie and R. Ricardo

1. Apologies and Declarations of Interest

It is recommended that any twin hatted Dorchester Town Council and Dorset 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 June 2019 (attached).

3. Minute Update Report

To receive and consider the minute updates reported (attached).

4. Tree Works Applications

At the meeting of the Planning and Environment Committee on 3 June 2019, it was agreed that, at this meeting, the Committee would consider designating 'tree wardens' from

amongst the Councillors within each ward to take the lead on tree issues and tree works applications in their ward.

5. Planning Applications for Comment

To receive and comment on the planning applications received from Dorset Council (list attached).

6. Planning Issues to Note

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including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).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

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Agenda Item 3. Minute Update Report

1. **Minute 4/19 (3 June 2019)**

OLD MILITARY HOSPITAL - WD/D/19/000868

Further to information provided from Councillor G Jones regarding the relevant planning policy within the adopted Local Plan, an additional comment was added to the Town Council's response:

Amendment to comment submitted on 4 June 2019:

Delete final sentence and replace with -

Policy ECON2. Protection of Key Employment Sites in the adopted Local Plan states that within key employment sites (including the Marabout Industrial Estate as identified on the policies map) other uses of that site that do not provide, direct, on-going local employment opportunities will not be permitted and therefore as this development does not provide such opportunities it would be contrary to this policy.

2. **Minute 6/19 (3 June 2019)**

Urgent Items

Advice was sought from Dorset Council officers on early ways of improving the parking situation in Herringston Road outside of Weldmar Hospice and the Winterborne Hospital and officers were also asked to look at the situation in the area.

Highway officers carried out an inspection on 25 June 2019 at 10.30am and found no safety issues, there was little parking, nobody obstructing the dropped kerbs, very quiet. They will continue to monitor this through the month and if cars are obstructing the dropped kerb they will consider raising a job for a white protection marking.

A south ward councillor has asked for a further visit at a busy time.

Dorset Council officers will be meeting with Dorchester Dorset Councillors on 25 June 2019 and will discuss the findings with them.

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Agenda Item 5. Planning Applications for Comment

East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major)

1. **38 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AQ - WD/D/19/001391**
Demolition of existing rear extension and conservatory and erect single storey extension including garage
2. **6 CAME VIEW ROAD, DORCHESTER, DT1 2AE - WD/D/19/001415**
Erection of a two storey side extension and single storey rear extension (Variation of condition 1 of Planning Approval WD/D/17/003006 - amended plans)
3. **ICEN MEAD, ICEN WAY, DORCHESTER, DT1 1ES - WD/D/19/001419**
Erect front extension to entrance hall, replacement double garage and enlarge covered patio area including replacement roof (demolish existing garage, storage area and roof over patio).

North Ward (Councillor A. Canning)

4. **THE ROMAN TOWN HOUSE, COUNTY HALL, COLLITON PARK, DORCHESTER, DT1 1XJ - WD/D/19/001377 & WD/D/19/001378**
Carry out improvement works to Roman Town House complex to include seating, lighting, access, parking, circulation, new timber steps and paths, laying of hard surfaces, other landscaping works and relocation of Roman sarcophagus
Dorchester Conservation Area, Grade I listed Building and Ancient Scheduled Monument
5. **DORCHESTER ARTS CENTRE, THE GROVE, DORCHESTER, DT1 1XR - WD/D/19/001571 + WD/D/19/001212**
Alteration of the former Grove School (Listed Building) by demolition of later single storey additions and conversion of retained school hall to 2No. one bedroom houses, a residents community lounge with carer bedrooms above and the construction of a terrace of 3No. one bedroom plus carer sleep over room, single storey dwellings including reconstruction of boundary walls and new access drive and on site parking area (with variation of conditions 1 (& 4) of planning permission WD/D/17/000970 to amend approved plans)
Dorchester Conservation Area and Grade II Listed Building

Poundbury Ward (Councillors R. Biggs and S. Hosford)

6. **THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY (Revised Plans) - WD/D/19/000282**
Erection of Pavilion with Cafe, Community Space and Offices
7. **SECTORS 3.63 & 4.31 NORTH QUADRANT, POUNDBURY - WD/D/19/001272**
Application for approval of reserved matters for access, appearance, landscaping, layout & scale for Sectors 3.63 & 4.31 of outline planning permission 1/D/09/001363

8. **31 CROWN STREET WEST, POUNDBURY, DORCHESTER, DT1 3FQ - WD/D/19/001389**
Change of use from A1, A2 & B1 (Commercial) to D1(Optometrists)

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

9. **47 MONMOUTH ROAD, DORCHESTER, DT1 2DE - WD/D/19/001393**
Change of use and conversion of ground floor shop (Class A1) to residential (Class C3)

West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)

10. **76 COBURG ROAD, DORCHESTER, DT1 2HR - WD/D/19/001152**
Erect Single Storey Rear Extension
11. **COBURG COURT, MAUD ROAD, DORCHESTER, DT1 2NZ - WD/D/19/001365**
Conversion of existing residential building to create 7no. self-contained flats

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Agenda Item 6. Planning Issues to Note

1. 31 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF – WD/D/18/002778

Display illuminated front, side and rear fascia signs (retrospective)

Dorset Council advise that an appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for this proposed development.

The appeal will be determined on the basis of written representation. As this appeal is proceeding under the Commercial Appeals Service, there is no further opportunity to comment on the appeal.

Dorset Council refused this application on 11 February 2019:

'Having regard to the modern, utilitarian, poor quality finish of the existing building known as 31 Great Western Road and its negative impact on the Dorchester Conservation Area currently, it is considered that the erection of two large illuminated fascia signs will be of further detriment to the buildings appearance and wider Conservation Area by virtue of their scale, proportions, illumination and overall prominent nature/siting. As such, this scheme fails to enhance the existing building and the Dorchester Conservation Area contrary to policies ENV4 & ENV14 of the West Dorset, Weymouth & Portland Local Plan (2015), advice contained within the Dorchester Conservation Area Appraisal, the WDDC Design & Sustainable Planning Guidelines SPD (2009) and the NPPF (2018).'

DTC recommended refusal for similar reasons.

2. 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

Dorset Council's planning officer for this application advises that the agent, for the current application, has informed her that foundations have been found on the site of a previously approved planning application. This application, 1/E/85/000687, from John Stark and Partners on behalf of the Salisbury Diocese, was approved on 29 January 1986 and if these foundations are evidenced to be from that application, it could be built out according to the approved plans for the application. The previous application was for less units than presently applied for but the extension was of greater mass than the present application.

The planning officer has recently been advised that the applicant may be considering an amendment to the current scheme and the Town Council will be consulted on this again if this is the case.