



Dorchester Town Council

Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF
Telephone: (01305) 266861

For information about this agenda contact **Georgina Wakely**
G.Wakely@dorchester-tc.gov.uk

31 July 2019

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **5 August 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 1 July 2019 (adopted by Council on 23 July 2019).

3. Minute Update Report

No updates to report.

4. Planning Applications for Comment

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

5. Internally Illuminated Shop Signage Policy

To consider the Town Council's current policy on Internally Illuminated Shop Signage and to decide if the Committee wishes to recommend any changes to this Policy to Council (report 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including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).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 4. Planning Applications for Comment

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

1. **SUITE 1 & 2, 58 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/19/001464**
Installation of 2.No windows and 2.No rooflights to rear elevation
Dorchester Conservation Area
2. **7 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/19/001602**
Conversion of existing single dwelling to form 2no. self- contained flats
Dorchester Conservation Area
3. **11 LONDON ROAD, DORCHESTER, DT1 1NF - WD/D/19/001549**
Demolish front boundary wall, form vehicular access and parking. Erect garden wall.
Dorchester Conservation Area
4. **75 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PS - WD/D/19/001546**
Erect 500mm gabion baskets and 1800mm fence above existing stone wall to side of property

North Ward (Councillor A. Canning)

5. **7 SOUTH STREET, DORCHESTER, DT1 1BL - WD/D/19/001583 + WD/D/19/001589**
Display of 1no. non illuminated fascia sign and 1no. non illuminated hanging sign + Redecoration of existing shop front and signage.
Dorchester Conservation Area and Grade II Listed Building
6. **HOLY TRINITY CHURCH CAR PARK, COLLITON STREET, DORCHESTER - WD/D/19/001615 + WD/D/19/001616**
Demolition of existing structurally un-stable boundary walls to the Holy Trinity Church car park and the re-building of replacement walls to match the existing.
Dorchester Conservation Area and Grade II Listed Building
7. **OLD SALVATION ARMY HALL, DURNGATE STREET, DORCHESTER, DT1 1NA - WD/D/19/001352 + WD/D/19/001353**
Display of non illuminated signage scheme (retrospective) + Retention of internal works to include new timber floor, skirting and beading in main hall and removal of modern partitions and display of non illuminated sign to front elevation
Dorchester Conservation Area and Grade II Listed Building

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

8. **PLOTS 522 TO 592, SECTORS 3.72 & 3.77, NORTH QUADRANT, POUNDBURY - WD/D/19/001488**
Application for approval of reserved matters for access, appearance, landscaping, layout & scale in relation to Outline approval 1/D/09/001363

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

No applications

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

9. **9 CASTLE CLOSE, DORCHESTER, DT1 2JE WD/D/19/001690**
Proposed Change of use from C3 (Residential) to mixed use C3 (Residential) and D1(b) (for use as a creche, day nursery or day centre)

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Agenda item 5. - Internally Illuminated Shop Signage Policy

1. Introduction

At the meeting of the Planning and Environment Committee on 1 April 2019, Members agreed that it would be useful to review the Town Council's Internally Illuminated Shop Signage Policy approved 26 November 2013):

'The Council's current Internally Illuminated Shop Signage Policy be retained for South Street, High West and High East Streets (i.e. objections be made to any such planning applications in these streets) and that the Council's Planning and Environment Committee considers all other planning applications that include the provision of internally illuminated signage on their merits, based on material planning considerations and using Policy ENV 14, in the Draft Local Plan, as guidance.'

2. Recommendation

That the Council's current Internally Illuminated Shop Signage Policy (as above) be reviewed and Members decide whether to retain the current policy or to recommend to Council that the policy be changed so that that the Planning and Environment Committee considers all planning applications that include the provision of internally illuminated signage on their merits, based on material planning considerations and using Policy ENV 14, in the adopted Local Plan 2015, as guidance.

3. Background

Historically, the Town Council objected to all planning applications that included the provision of internally illuminated signage in Conservation Areas and in November 2013 that policy was reviewed and changed so that objections are now made to such planning applications in South Street, High West and East Streets.

Currently, the Planning and Environment Committee is in the position where, as a result of this policy, it is required to object to all planning applications in these streets whether Members consider that they could support an individual planning application on its merits or not.

4. Key Issues

There have been changes to the Town and to both national and local planning policy in the five years since the Council adopted its Internally Illuminated Shop Signage Policy and it would seem timely to consider updating the Council's policy position

The National Planning Policy Framework (NPPF) 2018 gives guidance on ensuring the vitality of town centres including several references to achieving high quality development, through Local Plans, without being unnecessarily prescriptive.

The adopted Local Plan 2015 includes a section regarding Shop Fronts and Advertisements and has a policy covering this:

‘SHOP FRONTS AND ADVERTISEMENTS

2.6.16 Shop fronts and advertisements are essential to commercial activities. They affect the appearance of the building or area, and can contribute positively to the street scene. However they can also have an adverse impact if they are visually intrusive through their design, colour, materials and/or degree of illumination. Their impacts can be particularly noticeable in historic settlements, and in the countryside (especially those areas recognised for their unspoilt natural character). The cumulative impact of such development will also be considered.

2.6.17 The councils will encourage high quality design and materials in shop front development. In some cases it may be desirable to reinstate traditional shop fronts or features. Good quality contemporary shop fronts can have a positive effect where these relate to modern buildings or would otherwise improve the character of the area. Standardised “off the shelf” designs can be harmful if they lack detail, are of inappropriate materials or detract from the character of the building or area.

ENV14. SHOP FRONTS AND ADVERTISEMENTS

- i) High quality design and materials in shop front development are encouraged. Proposals for new or replacement shop fronts, including associated features such as shutters, canopies, awnings, grilles, advertisements and means of illumination, will normally be permitted if:
 - they are compatible with and respect the character, appearance and scale of the building, and do not result in the loss of historic fabric in the case of a heritage asset;
 - they are compatible with and respect the building’s surroundings in terms of size, proportions, form, design, materials, and use of colour and level of illumination;
 - any security shutters are designed as open grilles or are placed behind the window and their housing box is set behind the existing fascia; and
 - any advertisement associated with the shop front does not visually dominate the individual building or street scene.
- ii) Decisions controlling advertisements will be made with regard to amenity (including its impact on the local landscape, wildlife and historic character) and public safety (including its impact on road safety).’

This policy received few objections through the consultation process on the Local Plan and is considered to be broadly in line with the NPPF and therefore Dorset Council, as the local planning authority, currently accords it significant weight in its decision making.

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Agenda Item 6. Planning Issues to Note

1. FORMER SITE OF WATSON PETROLEUM LTD & DORCHESTER COLLECTION SHOWROOM, LONDON ROAD, DORCHESTER, DT1 1NE - WD/D/18/001153

Erection of 44 retirement living apartments (category II sheltered) with communal facilities, car parking & access from London Road

Approved by Dorset Council on 3 July 2019, following consideration by DTC comment:

Recommend refusal. The Committee had serious concerns about many aspects of the development. The site is in a key, prominent position on the eastern entrance to the town, very close to the Dorchester Conservation Area. As such Members were very disappointed with the design, materials and scale of the building, considering that it would be unduly dominant and prominent in the street scene, detracting from the visual amenity and character of this gateway location to Dorchester. There is a wide mix of design styles along London Road but this building would do nothing to enhance or improve the area and was completely out of character with the established pattern and density of development within the locality. The building was seen to be of poor design and limited architectural merit and fails to meet the core planning principle in the NPPF to always seek to secure high quality design and a good standard of amenity for all. The height and mass of the building were considered to be excessive and the size and positioning of the building, by virtue of overshadowing and its oppressive impact, would have a detrimental impact on the residential amenity of immediate and other neighbouring properties. The Committee considered that the density to the development was too high for the area and the resulting demand for car parking spaces could not be met on site. Due to the nature of the development it was likely that there would be high demand for parking for visitors and carers. Demand for on street car parking spaces in the immediate area was already at capacity and the overspill demand for car parking created by the development would make this considerably worse and would be unacceptable. The size of the individual parking spaces proposed were considered to be too small for the intended users and the provision of only one disabled parking space on site was considered to be totally inadequate. The Committee considers that WDDC, as the planning authority, should insist on adherence to policy HOUS1. of the adopted Local Plan for the provision of 35% affordable housing on this site. It did not consider that an off-site contribution for affordable housing was appropriate as there were few, if not no, suitable sites in the town for such housing to be provided. Members appreciated that there was a need for affordable general need and extra care housing for over 55's in the town and there could be an opportunity to provide some of this specific type of accommodation on this site although affordable family housing should be the priority. Further concerns were raised about the limitations of the tree survey provided and the fact that the architectural survey was only desk based. The Committee noted the comments of Dorchester Civic Society and supported their representation. The Committee requested that this application is considered by WDDC's Planning Committee for decision. Overall the Committee considered that this proposal is contrary to Policies ENV10., ENV12., ENV15., ENV 16., HOUS1. and COM9. of the adopted Local Plan and the core planning principles and Section 7 of the NPPF.

2. MEADOW VIEW, GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/19/000911

Formation of new vehicular access

Dorchester Conservation Area

Approved by Dorset Council on 16 July 2019.

DTC comment 3 June 2019:

Recommend refusal

The Committee commented on road safety issues and the protection of the Conservation Area. Note was made of Dorchester Conservation Area Article 4 that was made in February 2019 and overall Members agreed that the proposal would create an unsympathetic off-street car parking area and the removal of part of the existing wall would result in a detrimental change in the streetscape character of the Conservation Area. The proposal would therefore be contrary to Policy ENV4. of the adopted Local Plan.

3. 33 HOLLOWAY ROAD, DORCHESTER, DT1 1LF - WD/D/19/000723 + WD/D/19/000724

Internal and external alterations to facilitate the conversion of garage to annexe

Approved by Dorset Council on 19 July 2019: comments in officer's report –

'Following comments from the conservation officer and the Town Council, revisions have been received which now proposes a single plank door and small fixed pane window on the principle elevation, this revision gives the annex the appearance of a workshop/outbuilding which makes it clearly visually subservient to the host dwelling.'

'The revision to the front elevation which replaces the large domestic glazing with a single small window and plank door is considered to overcome the concerns raised.'

Revised plans:

[https://planning.dorset.gov.uk/online-](https://planning.dorset.gov.uk/online-applications/files/9CDB3D2F3F840C52DC7ECA1C1F0543B7/pdf/WD_D_19_000723--2052282.pdf)

[applications/files/9CDB3D2F3F840C52DC7ECA1C1F0543B7/pdf/WD D 19 000723--2052282.pdf](https://planning.dorset.gov.uk/online-applications/files/9CDB3D2F3F840C52DC7ECA1C1F0543B7/pdf/WD_D_19_000723--2052282.pdf)

DTC comment 29 April 2019:

Recommend refusal.

The Committee were again disappointed that the works proposed did nothing to enhance the garage/extension's visual relationship with the host building. This appeared to be an opportunity to improve the look of the Listed Building as a whole and its impact on the street scene and the Dorchester Conservation Area. The proposed glazed door and windows, inset into the garage door aperture, would do nothing to enhance the Listed Building as a whole or the character and appearance of the Conservation Area and its modern appearance would have a detrimental visual impact. The Committee considered that any windows installed on the front elevation of the garage extension should match those of the host building. Therefore the Committee considered that the application should be refused as it is contrary to policies ENV 4., 10. and 12. of the Local Plan.

4. 10 MAUD ROAD, DORCHESTER, DT1 2LW - WD/D/19/001083

Change of use of a former Post Office (A1) to residential (C3a)

Refused by Dorset Council on 25 July 2019

DTC comment 3 June 2019: No comment

Reason for refusal:

The proposal would lead to loss of a community facility (a shop unit) in the shopping area in a sustainable location where there is demand for community facilities and people seeking local goods and services living close by in the immediate vicinity. It would also lead to a loss of vitality for the shopping area as the offering would be reduced and thereby become less attractive to potential customers. The proposal is therefore contrary COM3 of the West Dorset, Weymouth and Portland Local Plan 2015 and National Planning Policy Framework: Core Planning Principles, and Part 8: Promoting Healthy Communities.