



## **Dorchester Town Council**

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20 December 2019

**Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on 6 January 2020 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 twin hatted 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 2 December 2019.

#### **3. Request for Parking Restrictions**

Residents of Robins Garth, Dorchester have requested that Dorchester Town Council renew their support for new parking restrictions at Robins Garth (Form detailing their previous request is attached.) The Committee is asked if it wishes to further support this request for referral to Dorset Council.

**4. Petition Received**

To consider the petition received from local residents requesting a continuation of the closure of Colliton Street to through traffic, to be made permanent with retractable bollards on the site of the existing temporary closure. If supported, the petition will be passed to the Dorset Council for further consideration.

**5. Planning Applications for Comment**

To receive and comment on the planning applications received from Dorset Council (attached appendix 1).

**6. Minute Update Report**

To receive and consider the minute updates reported.

**7. 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).

**8. 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**  
**2 December 2019**

Present: The Mayor, Councillor R Biggs and Councillors A. Canning, L. Fry, T. Harries, J. Hewitt, S. Hosford, G. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman) and M. Rennie.

Also in attendance: Councillor Alistair Chisholm.

Apologies: Councillors S. Jones and R. Ricardo.

**48. Declarations of Interest**

Councillor Fry stated that as a member of Dorset Council's Area Planning Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning applications at this meeting.

Councillor G. Jones stated that as a Dorset County Economic Development Officer, he would keep an open mind on the planning application WD/D/19/002470 and consider all information available at each stage of the decision process. He would take part in the debate but not vote on this planning application.

Councillors R. Biggs, J. Hewitt, S. Hosford, F. Kent – Ledger and M. Rennie all stated that as trustees of Dorchester Municipal Charities they would keep an open mind on planning application WD/D/19/002581 Former Tennis Courts East of, West Walks, Dorchester and consider all information available at each stage of the decision process. They would take part in the debate but not vote on this planning application.

**49. Minutes**

The minutes of the meeting of the Committee held on 4 November were confirmed and signed by the Chairman.

**50. Presentations**

**1) WD/D/19/002627 Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY.**

Members received a presentation from Nick Johnson, Director of Strategy, Transformation and Partnerships Ben Print, Programme Manager, Guy Kippen, Partnership Manager and Fiona Petch Architect from Dorset County Hospital Foundation Trust.

Members heard that the existing car parking provision was insufficient for patients, staff and visitors and the situation would not improve as the demands made on the hospital over time increased due to expansions in services and a growing population. Members were informed that the proposed plans would meet the hospital's parking

needs until 2026. The existing layout was confusing and caused difficulties for drivers searching for parking spaces. The affect being that a number of appointments were missed each year, costing the NHS £160 per each appointment missed and increased anxiety in patients prior to their appointments.

Members were told that the new plans included provision for 55 disabled parking spaces closer to the hospital's main entrances and drop off points with a time limit. Members heard that the material selection and appearance of the building would allow for the building to be used as public art and provide provision for a green wall.

A Member asked if the number of parking spaces included in the proposed plans could be increased and was informed that the Hospital would be working on a transport plan to encourage service users to use more environmentally friendly alternatives.

Concerns were raised about the existing trees. Members were informed that a tree planting plan had been devised and any trees that were lost would be replaced, it had been recommended that new trees would be replaced for trees that encourage pollination.

The Chairman thanked the team from the Dorset County Hospital for their presentation.

### **Resolved**

The Committee considered the application, comment in appendix 1 to be submitted to the Dorset Council.

### **2) WD/D/19/002470 37 - 38 High West Street, Dorchester, DT1 1UP**

Members received a presentation from Daniel Cantrell of Crickmay Stark Architects on behalf of the applicants, George Aldridge and Charlie Fowler regarding the application for the demolition of existing buildings and the erection of one A1 retail unit and 9 flats over three storeys including a double-height space along the West elevation for the central three dwellings.

Members heard that the proposed flats would be of different sizes to meet market demands. Four of the flats would include lifts. Members noted that the majority of the flats had been designed with the bedrooms on the lower level and the living space on the upper level to maximise the daylight and views and would include Roof Top Gardens.

Members noted that provision had been made for 6 parking spaces, sufficient space would be provided for turning and parking and a green wall would be incorporated in the design.

Members heard that it was proposed that the new building should be deferential to the existing buildings, rather than dominating them, the street frontage would be no higher than 36 High West Street, anything taller would be set back.

Members heard that the existing restaurant would cease trading in its current location but that the existing Barbers had requested to remain in situ once the works had been completed.

A member questioned if electric car charging points would be incorporated into the design and was pleased when it was confirmed that at least two electric car charging points would be included. The committee requested that consideration be given to including renewable energies such as solar panels into the design.

**Resolved**

The Committee considered the application, comments in appendix 1 to be submitted to the Dorset Council.

**51. Planning Applications for Comment**

The Committee considered the planning applications referred to the Council for comment by Dorset Council.

**Resolved**

That Dorset Council be notified of the comments agreed on the various planning applications as set out in Appendix 1 to these minutes.

**52. Minute Update Report**

**1) Minute 25 (3 September 2018) Requests for New Parking/Traffic Restrictions**

Members noted that the parking restrictions on both sides of the junction of Weatherbury way and Mellstock Avenue had been implemented. Members agreed that the 'Safer Route to School' programme appeared to be working well and agreed that the Clerk to the Committee should write to the Dorset Council in order to highlight that the programme had been welcomed by Dorchester Town Council.

Members noted that their previous request for double yellow lines at:

a) Both sides of the junction of Rothesay Road and South Court Avenue

b) Both sides of the junction of Ashley Road and Monmouth Road

c) Both sides of the junction of Culliford Road South and Monmouth Road

would continue to be monitored and requested further updates when they became available.

**2) Minute 33 (7 October 2019) Speed Indicator Device (SID)**

Members noted that the SID had been purchased and would be installed at Herringston Road and Alington Avenue. Members heard that the Outdoor Service team would need to be trained to install the SID, and training would be timetabled in the near future. Members noted that data had been requested for London Road.

### 3) **Minute 34. (7 October 2019) Dropped Kerbs Requests**

Members noted that the request for dropped kerbs submitted by Dorchester Town Council had been approved and would be completed by the end of November 2019 (weather permitting).

#### **Resolved**

- 1) That the Clerk to the Committee write to Dorset Council to notify them that the Dorchester Town Council has welcomed their 'Safer Route to School' programme.
- 2) That the minute update report be noted.

### 53. **Request to Adopt the Mellstock Avenue Public Payphone Kiosk**

Members considered a request from a member of the public to adopt the Mellstock Avenue Public Payphone Kiosk for the purpose of a community library. It was reported that the person who had made the request would prepare a proposal and project plan and submit it to the Council. Councillors noted that the deadline to request to adopt the Kiosk was 23 December 2019.

Members noted that it would cost £1 to adopt the kiosk and once the transfer had been completed would be responsible for all support and maintenance of the phone box and for any liability resulting from the phone box or its use.

If power was present at the kiosk the Town council would have the option to take ownership of the power supply, or for BT to continue to supply the power free of charge on behalf of the Town Council.

Members agreed to adopt the payphone kiosk and elected to take the ownership of the power supply.

#### **Resolved**

That a request to adopt the Mellstock Avenue Payphone Kiosk be submitted to BT and that Dorchester Town Council take ownership of the power supply.

### 54. **Planning Issues to Note**

There were no Planning Issues to Note.

### 55. **Urgent Items**

Members noted that Wessex Water would be holding a public drop in session regarding the sewage protection scheme being planned for the Great Field would be held at the Quiet Space at Poundbury on 10 December from 10am – 7pm.

Chairman

Appendix 1  
**Dorchester Town Council**  
**Planning and Environment Committee – 2 December 2019**

**North Ward (Councillor A. Canning )**

1. **WD/D/19/002470 37 - 38 HIGH WEST STREET, DORCHESTER, DT1 1UP**  
Demolition of existing buildings and erect 1.no A1 retail unit and 9.no dwellings.

No objection in principle. The Planning and Environment Committee requested that the applicants bear in mind the efforts of the Dorset Council and Dorchester Town Council to use renewable energies where possible and hoped that renewable energies would be incorporated in to the design in this time of climate emergency.

2. **WD/D/19/002506 9 ARNHEM GREEN, DORCHESTER, DT1 2PS**  
Erect first floor extension over existing flat roof.

No objection.

3. **WD/D/19/002571 8 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT**  
Change of use of part of the retail unit (A1) to a gym/health and fitness centre (D2).

No objection in principle but the Planning and Environment Committee did strongly object to the loss of the Silver Birch tree and requested that adequate lighting be installed next to unit 6 for safety purposes.

4. **WD/D/19/002581 FORMER TENNIS COURTS EAST OF, WEST WALKS, DORCHESTER**  
Erection of 19no. one bedroom affordable flats, including one wheelchair accessible dwelling.

No objection, the Planning and Environment Committee welcomed the application.

5. **WD/D/19/002510 15 VICTORIA ROAD, DORCHESTER, DT1 1SB**  
Erect single storey rear extension.

No objection.

6. **WD/D/19/002600 24 GLYDE PATH ROAD, DORCHESTER, DT1 1XE**  
Conversion of loft space & insertion of dormer windows.

No objection.

7. **WD/D/19/002617 64 HIGH WEST STREET, DORCHESTER, DT1 1XA**  
Removal of a modern interior partition on the first floor.

No objection.

8. **WD/D/19/002641 VESPASIAN HOUSE, BARRACK ROAD, DORCHESTER**

Enclose existing porch to create an entrance lobby, new combined access/egress to the existing car park from Barrack Road, creation of a loading bay/pull-in area, rationalisation of the existing 10no. car parking spaces and the provision of 2no. new cycle stores, together with improved hard and soft landscaping.

No objection but the Planning and Environment Committee would welcome provision for electric car charging points.

9. **WD/D/19/002655 FLAT 15, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU**

Replace 3no. timber windows with 3no. upvc windows.

No objection.

10. **WD/D/19/002656 FLAT 14, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU**

Replace timber windows with upvc windows.

No objection.

**North & West Ward**

11. **WD/D/19/002627 DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY**

Erection of multi storey car park & improvements to internal site roads & temporary change of use of former school field to car parking.

No objection in principle. The Planning and Environment Committee welcomed the efforts of the applicant to work with the Planning Authority. The Committee felt strongly that the multi storey carpark should meet the needs of the hospital and should not be expected to meet the needs of nearby residential streets. It was hoped that other measures could be incorporated in to the design to mitigate fumes and it was felt that it was crucial that the hospital's plans to encourage and implement green travel proceed. The Committee were concerned about the environmental impact from the removal of existing trees and hoped that a tree planting scheme would be incorporated into the plan to include more established trees which would also mitigate any loss of existing views.

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

12. **WD/D/19/002521 31 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF**

Display of internally illuminated and non illuminated fascia signs.

Recommend Refusal.

The Committee considered that the signage, by virtue of its size, design, materials and type of illumination results in inappropriate signage that is obtrusive and fails to respect the character and setting of the Conservation Area and the adjoining Scheduled Ancient Monument. Much of the signage appeared to be unnecessary even if it was not illuminated. The proposal is therefore contrary to Policies ENV 4. And ENV. 14 of the Adopted Local Plan.



Additional Applications

**North Ward (Councillor A. Canning)**

**WD/D/19/002649 25 MOUNTAIN ASH ROAD, DORCHESTER, DT1 2PB**

Erection of single storey extension, convert garage into additional living space. Demolition of conservatory.

No objection.

**WD/D/19/002637 Listed Building Consent 32 HIGH WEST STREET, DORCHESTER, DT1 1UP**

Display of 2.No non illuminated signs.

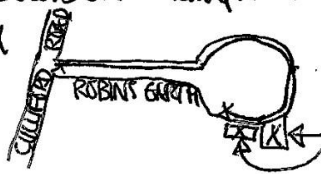
No objection.

**Dorchester Town Council**  
**Planning and Environment Committee – 6 January 2020**  
**Agenda Item 3 Request for Parking Restrictions**



**Request to Dorchester Town Council to Support New Parking Restrictions**

(please read the information notes over and include all relevant information and evidence - continue on extra sheets if necessary.).

Name:	DAVID J. JOHNSON
Address:	7 Robins Gorth DORCHESTER DT1 1RA
Telephone:	(01305) 262 181
Email:	davidjesiejohnson@gmail.com
Parking Issue:	Inconsiderate parking, by non-residents, at junction with Cullitord Road and on north-side of Robins Gorth (including turning circle at end of road). Residents & visitors already park at south side. North side parking has caused obstruction for delivery, emergency and other vehicles - on occasion - dangerously
Parking restriction requested (including plan/map and site details):	Double yellow lines on north side of Robins Gorth, inc; turning circle and refuse access points. This would stop blocking of road. 
Please provide evidence of support by other local residents:	Discussed and unanimously supported at Robins Gorth Management AGM and Board of Directors at subsequent meeting: 6-11-17
Please provide evidence of support from ward councillors and statutory authorities:	DCC Highways raised no objection, but advised application through DTC Councillors advised by Mrs Louise Dowell of Dorchester Town Council

Appendix 1

**Dorchester Town Council**

**Planning and Environment Committee – 6 January 2020**

**East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major) & South Ward (Councillors G. Jones, R. Potter and M. Rennie)**

- 1 WD/D/19/002648 FORMER BREWHOUSE, 1 BREWERY SQUARE, DORCHESTER, DT1 1HX**  
Conversion of former brewhouse to residential use to provide 29 apartments and 32 parking spaces, commercial space, storage areas associated with the residential, addition of new floors, creation of new openings in external and internal walls (with variation of condition 1 of planning permission WD/D/18/000794 to amend the approved plans).
- 2 WD/D/19/002930 FORMER BREWHOUSE, BREWERY SQUARE, DORCHESTER, DT1 1HX**  
Alterations 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 (with variation of condition 1 of listed building consent WD/D/18/000795 to amend the approved plans).

**North Ward (Councillor A. Canning )**

- 3 WD/D/19/002784 UNIT 11, GROVE TRADING ESTATE, DORCHESTER, DT1 1ST**  
Change of use from car valeting facility (sui generis) to MOT & car servicing garage (B1/B2 use). Existing roof profile to be amended/raised, new wall & roof cladding.
- 4 WD/D/19/002964 OFFICES, 23 HIGH EAST STREET, DORCHESTER**  
Conversion of office space to residential accommodation and removal of industrial buildings to rear of site and erection of new buildings to provide a total of 14no. dwellings.

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

- 5 WD/D/19/002791 6 DAGMAR ROAD, DORCHESTER, DT1 2NA**  
Demolish existing single storey rear extension and erect new single storey rear extension.
- 6 WD/D/19/002758 69 QUEENS AVENUE, DORCHESTER, DT1 2EP**  
Erection of flat roof rear dormer window with Juliet balcony.

**Dorchester Town Council**  
**Planning and Environment Committee – 6 January 2020**  
**Agenda Item 7. Planning Issues to Note**

**1. WD/D/19/001932 PHOENIX HOUSE, 16 HIGH EAST STREET, DORCHESTER, DT1 1HH**

Repairs and replacement works to areas affected by dry rot (Retrospective) – Listed Building Consent.

Application refused by the Dorset Council on 06 Dec 2019.

Reason for refusal:

Having regard to the lack of detail, evidence and insufficient plans to establish the extent of dry rot/intended works and the commencement on site of works which has seen removal of a significant amount of historic fabric as well as poor dry rot mitigation methods, the scheme does not enable full consideration of the works. Therefore, the proposal would lead to substantial harm to the significance of the heritage asset contrary to policy ENV4 of the adopted local plan and policy guidance within the NPPF (2018).

Considered by Dorchester Town Council's Planning and Environment Committee on 7 October 2019: No objection, Councillors commented on the good design and welcomed the improvements.

**2. WD/D/19/000627 6 ALBERT ROAD, DORCHESTER, DT1 1SF**

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.

Considered by Dorchester Town Council's Planning and Environment Committee on 29 April 2019.

Application withdrawn.