



Dorchester Town Council

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29 July 2020

Agenda for the meeting of the **Planning and Environment Committee** which will be held via the ZOOM VIDEO CONFERENCING PLATFORM on Monday, 3 August 2020 commencing at 7.00pm.

Adrian Stuart
Town Clerk

You will be able to join the meeting by using the link:

<https://us02web.zoom.us/j/85278779751>

Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please contact the Clerk by 9.00am on the morning 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 6 July 2020 (adopted by Council 27 July 2020).

3. Dorset County Hospital Masterplan Update

To receive an update and presentation on the Dorset County Hospital Multi Storey Carpark planning application (WD/D/19/002627) and Masterplan from Nick Johnson, Director of Strategy, Transformation and Partnerships at Dorset County Hospital.

4. Planning Applications for Comment

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

5. Minute Update Report

To receive and consider the minute updates reported.

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including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).

Dorchester Town Council

Minutes of the Planning and Environment Committee held via the Zoom Video Conferencing

Platform

6 July 2020

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

Apologies: Councillor T. Harries

Also in attendance: Councillors D Leaper and F Hogwood

10. 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.

11. Minutes

The minutes of the meeting of the Committee held on 1 June 2020 were confirmed and approved to be signed by the Chairman at a later date.

12. Dorchester Article 4 Direction

The Committee noted that the Dorchester Article 4 Direction came into effect on 10 June 2020.

13. 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.

14. Minute Update Report

There were no Minute Updates to report.

15. Request for the Alteration of Parking Restrictions in High East Street / High Street Fordington

The Committee considered a request to alter the existing parking restrictions in High East Street / High Street Fordington due to concerns for pedestrians and the road surface due to HGV's using the parking bay at the junction of Fordington High Street to make deliveries to nearby businesses.

The Committee recognised that on occasion when the parking bay was used for deliveries that pedestrians were obstructed from using the footway.

The Committee heard that a resident had complained of the doors of the HGV's hitting their property when the doors were opened.

The Committee considered various options to alleviate the problems experienced and agreed that the Clerk to the Committee should write to the Dorset Council to ask them to look for a solution to alleviate the problems. The Committee also requested that the Clerk to the Committee write to the Head Office of the nearby Majestic Wines business and request that smaller vehicles be used for deliveries to their Dorchester branch.

Resolved

- 1) That the Clerk to the Committee write to the Dorset Council to request for them to look at options to alleviate the problems experienced by local residents and pedestrians when HGV's used the parking bay at the junction of Fordington High Street to make deliveries to nearby businesses.
- 2) That the Clerk to the Committee write to the Head Office of the nearby Majestic Wines business and request that smaller vehicles be used for deliveries to their Dorchester branch.

16. Puddletown Neighbourhood Plan

The Committee noted that Puddletown Parish Council had submitted their Neighbourhood Plan to the Dorset Council for examination.

17. Planning Issues to Note

Members noted the Planning Issues reported.

18. Urgent Items

i) WDDC Consultation on the Local Plan Preferred Options – Policy DOR15

The Chairman reminded the Committee of the Town Council's recommendation to object to the WDDC Local Plan Preferred Options (October 2018) - Policy DOR15 as per minute 29 of the special Planning and Environment Committee meeting held on 10 September 2018 and adopted by the Town Council at the Full Council meeting held on 25 September 2018.

ii) ReLoved

The Committee heard that alterations had been made to the shop frontage of ReLoved in South Street without relevant planning permissions. The Committee were concerned that the alterations were out of character for the Conservation Area within it sits. The Committee requested that the Clerk to the Committee notify the Dorset Council's Enforcement Officer of the alterations.

Resolved

That the Clerk to the Committee notify the Dorset Council's Enforcement Officer of the alterations to the shop frontage of Reloved, South Street.

Appendix 1
Dorchester Town Council
Planning and Environment Committee 6 July 2020

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

- E1.** [WD/D/20/000202 FLAT 5, THE MALTHOUSE, HIGH STREET FORDINGTON, DORCHESTER, DT1 1LA](#)

Replacement of 4.no windows on first floor.

No objection.

- E2.** [WD/D/20/001028 10 FORDINGTON DAIRY, ATHELSTAN ROAD, DORCHESTER, DT1 1FD](#)

Installation of an air brick accommodate a flueless fire place.

No objection

North Ward (Councillor A. Canning)

- N1.** [WD/D/20/001137 31B GREAT WESTERN ROAD, DORCHESTER, DT1 1UF](#)

Change of use of Retail and Ancillary Accommodation (A1) to Dwellings (C3) to provide 9 residential units.

No objection.

However the Committee had concerns regarding the parking in the area. The Committee were of the opinion that the resident's parking scheme for the area (Zone C) was already over subscribed and queried if it would be possible for the Dorset Council to consider including use of the Council operated car parks within the Town Centre to Town Centre Resident Parking permit holders. (Item to be added to a future agenda of the Dorchester Town Council Planning and Environment Committee).

- N2.** [WD/D/20/001242 FORMER TENNIS COURTS EAST OF, WEST WALKS, DORCHESTER](#)

Erection of 15no. one bedroom affordable flats, including one wheelchair accessible dwelling (revised scheme). As Dorchester Town Council is the landowner, no comment will be made on this application.

- N3.** [WD/D/20/001253 39-40 HIGH WEST STREET, DORCHESTER, DT1 1UR](#)

Repair rear wall of the property and repaint the exterior walls.

No objection.

- N4.** [WD/D/20/001254 39-40 HIGH WEST STREET, DORCHESTER, DT1 1UR \(Listed Building Consent\)](#)

Repair the rear wall of the property and repaint the exterior walls.

No objection.

- N5.** [WD/D/20/001241 44 SOUTH STREET, DORCHESTER, DT1 1DQ](#)

Replace existing windows to first and second floor with UPVC double glazing.

No objection.

N6. [WD/D/20/001290 28 HIGH WEST STREET, DORCHESTER, DT1 1UP \(Listed Building Consent\)](#)
Remove modern rear (southern) extension, excavate to form amenity space for basement and regularise openings on southern elevation including all associative works. All details of timber joinery to match the existing. Remove concrete infill to entrance steps and provide and build in stone to match existing nosing detail.

No objection.

N7. [Amended Plan/ Description WD/D/19/001123 8 GLYDE PATH ROAD, DORCHESTER, DT1 1XE](#)
Rebuild/repair chimney (retrospective). Installation of flue outlet for Aga (retrospective). Reinstatement original window opening on west elevation. Remove existing render & re-render with lime render. Erection of boundary fence and greenhouse.

No objection.

N8. [Amended Plan/ Description WD/D/19/001124 8 GLYDE PATH ROAD, DORCHESTER, DT1 1XE \(Listed Building Consent\)](#)
Rebuild/repair chimney (retrospective). Installation of flue outlet for Aga (retrospective). Reinstatement original window opening on west elevation. Remove existing render & re-render with lime render. Erection of boundary fence and greenhouse.

No objection.

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

W1. [WD/D/20/001201 23 JAMES ROAD, DORCHESTER, DT1 2HB](#)
Erect new front porch.

No objection.

W2. [WD/D/20/001208 DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY](#)
Relocation of existing decontamination unit and installation of a modular unit to supplement unplanned healthcare services.

No objection.

W3. [WD/D/20/001260 10 OLGA ROAD, DORCHESTER, DT1 2LX](#)
Alterations to chimney.

No objection.

W4. [WD/D/20/001399 20 LOUISE ROAD, DORCHESTER, DT1 2LT](#)
Raise roof by 1m and add dormers to front and rear.

No objection.

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

S1. [WD/D/20/000498 44 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ](#)
Erection of two storey rear extension & front porch.

No objection.

S2. [WD/D/20/001047 WEYMOUTH AVENUE RECREATION GROUND, WEYMOUTH AVENUE, DORCHESTER](#)

Display of 6.no advertising banners to railings.

As Dorchester Town Council is the landowner, no comment will be made on this application.

S3. [WD/D/20/001250 32 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ](#)

Erection of single storey rear extension.

No objection.

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

P1. [WD/D/20/000674 LAND AT PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY](#)

Display of 1no. non-illuminated estate agents hoarding sign.

No objection.

Agenda Item 4

Planning Applications for Comment

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

No applications.

North Ward (Councillor A. Canning)

- N1.** [WD/D/20/001531 52 SOUTH STREET, DORCHESTER, DT1 1DQ](#)
Display of 1.no illuminated fascia sign and 1no illuminated projection sign.
- N2.** [WD/D/20/001530 AGRICULTURE HOUSE, ACLAND ROAD, DORCHESTER, DT1 1EF](#)
The erection of 1.no 5m high ANPR camera column.
- N3.** [WD/D/20/001535 DORSET COUNTY MUSEUM, 66 HIGH WEST STREET, DORCHESTER, DT1 1XA](#)
External alterations/repairs to south elevation to include rebuilding of parapet.
- N4.** [WD/D/20/001536 DORSET COUNTY MUSEUM, 66 HIGH WEST STREET, DORCHESTER, DT1 1XA \(Listed Building consent\)](#)
Various external alterations/repairs to south elevation including further fixing of wall ties, rebuilding of parapet and repairs to windows and alterations to roof lantern.

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

- W1.** [WD/D/20/001500 25 COBURG ROAD, DORCHESTER, DT1 2HN](#)
Erection of car port.

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

- S1.** [WD/D/20/000498 44 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ](#)
Erection of two storey rear extension & front porch.
- S2.** [WD/D/20/001512 1 EGDON ROAD, DORCHESTER, DT1 2EA](#)
Erect single storey extension to provide annexe accommodation. Modify existing vehicular access and create additional parking (demolish existing garage).

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

- P1.** [WD/D/20/000674 LAND AT PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY \(Amended Plan\)](#)
Display of 1no. non-illuminated estate agents hoarding sign.
- P2.** [WD/D/20/001366 CASTLE VIEW NURSING HOME, BRIDPORT ROAD, POUNDBURY, DORCHESTER, DT1 3SD](#)

Erection of extension to ground floor lounge, extension of ground floor entrance lobby and loft conversion to bedroom on second floor roof.

East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major) & West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)

EW1. [WD/D/20/001582 VARIOUS SITES IN WDDC AREA](#)

Notification of intention to remove 23 public payphones.

Location	Average Calls Per Month	Ward
Fordington Cross, High Street Fordington	5	East Ward
JCN Maud Road / Olga Road	11	West Ward

Agenda Item 5

Minute Update Report

1. Minute 15 (6 July 2020) Request for the Alteration of Parking Restrictions in High East Street / High Street Fordington

Dorset Council Highways have been in contact with Majestic Wines, High East Street, Dorchester and have given them permission to place cones in the marked parking bays opposite the store prior to the arrival of the lorry and for the duration of the deliveries on a trial basis.

Agenda Item 6

Planning Issues to Note

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

An Appeal has been lodged with the Planning Inspectorate against the Dorset Council's refusal of the application.

2. WD/D/20/000563 OLD GAS WORKS, ICEN WAY, DORCHESTER, DT1 1EW

Application withdrawn.