

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

7th OCTOBER, 2013

PRESENT Councillors V.J. Allan, K.E. Armitage, R.M. Biggs, A. Canning, T.C.N. Harries, F.E. Kent-Ledger (Chairman) R.B. Potter, M.E. Rennie and D.S. Roberts

APOLOGIES for absence were received from The Mayor (Councillor E.S. Jones) and Councillors C.S. Biggs, S.C. Hosford, Trevor Jones and D. Taylor

36. **MINUTES**

The Minutes of the Meeting of the Committee held on 2nd September, 2013, adopted by Council on 24th September, 2013, were taken as read and were confirmed and signed by the Chairman as a correct record.

37. **MINUTE UPDATE REPORT**

(a) ‘West Stafford Roundabout’

The Committee Clerk reported that Dorset County Council (DCC) had confirmed that the roundabout would be called ‘Came View Roundabout’.

(Councillor R.B. Potter withdrew from the meeting at this point.)

(b) Outline Planning Application 1/D/13/000999 – Brewery Development Site

At the request of the Vice Chairman, and following receipt of representations from local residents, the Chairman had agreed that this application would be reconsidered. The Committee considered the issues raised by residents and they viewed various plans and elevations relating to the application. They discussed the size of the new Copper Building and the Malthouse and the potential for overlooking. Further comments for submission to West Dorset District Council (WDDC) were then agreed.

It was

RESOLVED

that with reference to Planning Application 1/D/13/000999, WDDC be informed that the Town Council’s Planning and Environment Committee considered that the height of the new Copper Building and the revised Malt House building should not be any higher than the building previously approved on this part of the site (presumably the original larger Malt House) and also that there should not be any principal rooms of the Copper Building overlooking the properties on Prince of Wales Road, and any rooms on that north elevation should not have floor to ceiling height windows. Both of the last two points refer to rooms

and windows above ground level.

(Councillor R.B. Potter rejoined the meeting at this point.)

38. **TOP O'TOWN ROUNDABOUT**

Councillor Canning detailed the problems experienced by pedestrians at this roundabout and advised that whilst DCC officers had sufficient evidence to satisfy the criteria for safety improvements, they needed a referral from the Town Council to start the process. Historically, there had been plans to improve the roundabout through the DTEP scheme but this element of the scheme would not be progressed for some considerable time.

Mr Blacker, a local resident, addressed the Committee. He commented on how busy the junction was and on the dangers for all users particularly pedestrians, including a large number of local residents and users of the Top O'Town car park. Much of the crossings' signage was antiquated and unclear and DCC officers considered that there was a clear case for safety improvements. The changes for the roundabout within the original DTEP scheme would not be implemented until at least 2017 and he asked the Council to request DCC to implement these changes now.

Committee members gave their experiences of using the roundabout and its crossings and they accepted both how busy it was and also how dangerous it could be. They agreed that safety improvements, as detailed in the original DTEP scheme, needed to be made as soon as possible and they considered it was a high priority for the Town.

It was

RESOLVED

That Dorset County Council be requested to consider implementing safety improvements at the Top O'Town roundabout, as detailed in the original DTEP scheme, as a matter of priority and to report back to the Town Council with their proposals.

(Councillor R.B. Potter withdrew from the meeting at this point.)

39. **PLANNING APPLICATIONS FOR COMMENT**

(a) The Committee considered planning applications referred to this Council for comment by West Dorset District Council and it was

RESOLVED

That the comments agreed on the various planning applications and set out at Appendix 1 to these minutes be notified to West Dorset District Council.

(b) Planning Application 1/D/13/001272 – Charles Street Development Site

The Chairman suggested that the Committee might want to call a special meeting to consider this planning application and, in view of previous concerns about the development, to consider what the Council's 'corporate' response to it should be. Appropriate WDDC officers could be invited to such a meeting to answer any questions from Members.

Members expressed varying views about the application and holding a special meeting, with some considering it a straight forward renewal of a planning permission and others wanting to consider the application in more depth. After discussion, two ways forward were agreed.

It was

RESOLVED

- (1) That if there are no changes/differences to the previously approved application (1/d/10/0763) then the Town Council does not object to this new application BUT if there are changes/difference to the previously approved application (1/d/10/0763) application, the Planning and Environment Committee will consider the application further at a special meeting to be held on Monday 21 October at 7pm and the WDDC Planning Officer dealing with this application and other appropriate WDDC officers dealing with the financial aspects of the application will be asked to attend this meeting to answer Members' questions.
- (2) That the Committee Clerk takes advice from WDDC Planning Officers on the above resolution and then takes any necessary action.

(Councillor R.B. Potter rejoined the meeting)

40. **TRAFFIC PANEL**

The Committee Clerk gave further updates to the minutes of the Traffic Panel meeting held on 2nd September 2013:

- Community Speed Watch – PCSO Sarah Pilcher would be attending the Planning and Environment Committee meeting on 2 December 2013.
- Williams Avenue – Dorset County Hospital had advised that as Williams Avenue was public highway it was DCC's responsibility and DCC had advised that the main problems appeared to be caused by drivers with Blue Badges and there was nothing that could be done to prevent them

from parking if they did so within the guidelines. One answer would be to change the Traffic Regulation Order for Williams Avenue preventing any vehicles from parking there.

With regards to requests for new residents' parking schemes, the Chairman proposed that a standard letter be drafted, explaining that DCC would not be considering any new requests until 2016 and advising that the Town Council, via the Planning and Environment Committee, would carry out a review of all requests received, prioritising them and then forwarding them to DCC for consideration at the appropriate time.

It was

RESOLVED

That the Committee Clerk drafts a letter to be sent out by the Town Council, and Ward Councillors, to residents requesting new parking permit schemes advising them of the current situation regarding DCC's consideration of such requests and of the Town Council's review process.

41. **CONSULTATION: DRAFT DORSET AONB MANAGEMENT PLAN 2014-2019**

The Chairman considered that this was a positive Plan for all and Members agreed to send any specific feedback, by the end of the week, to her or the Committee Clerk to formulate the Town Council's consultation response.

It was

RESOLVED

That Committee Members send their feedback to the Committee's Chairman or Clerk to formulate the Town Council's consultation response to the AONB Management Plan 2014-2019.

42. **WEST DORSET DISTRICT COUNCIL**

(a) **Shire Hall Consultation**

The Committee noted the draft response to the Shire Hall consultation and made some additions to the section regarding ticket prices.

It was

RESOLVED

That the Town Council's consultation response be finalised in line with the comments made by Committee members and forwarded to WDDC.

(b) Trees

The Committee noted the various tree works detailed on the agenda and agreed that in future only the tree works applications, as requested by Ward Councillors, would be considered by the Planning and Environment Committee.

(c) Decisions on Planning Applications

The Committee noted the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications.

Chairman

DORCHESTER TOWN COUNCIL

Planning applications considered by the Planning and Environment Committee on 7 October 2013.

1. 1/D/13/001019
133 BRIDPORT ROAD, DORCHESTER DT1 2NH
Erect a two storey side extension, extend rear decking and a new single storey rear lean-to
Objection: the development would create overdevelopment of the site and its proximity to the boundary line would be detrimental to the neighbour. There were concerns about the provision of an additional front door to the dwelling and it was considered that this could be used as access into a separated dwelling in future.
2. 1/D/13/001172
19 SYWARD CLOSE, DORCHESTER DT1 2AL
New flat roofed main entrance porch
No objection
3. 1/D/13/001049
27 WHITFIELD ROAD, DORCHESTER DT1 2NW
Lean-to rear extension
No objection
4. 1/D/13/1241(Advertisement Consent)
6 CORNHILL, DORCHESTER DT1 1BA
Replace the current signage with the new White Stuff logo
Grade II Listed Building and Conservation Area
No objection
5. **1/D/13/001246 (Listed Building Consent)**
6 CORNHILL, DORCHESTER DT1 1BA
To repair where necessary and repaint the shop front in new White Stuff corporate colour and replace fascia and hanging sign logo with new White Stuff Logos
Grade II Listed Building and Conservation Area
No objection
6. 1/D/13/001151
28 SOUTH COURT AVENUE, DORCHESTER DT1 2BX
Loft conversion with side and rear dormer. Two storey extension. Lean-to to rear extension. Garage
Objection: The side dormer is too large, is over dominant and out of character with the existing building and the street scene. It would also be out of keeping with the established character of the area.
7. 1/D/13/000906
23-29 ALFRED PLACE, DORCHESTER DT1 1NW
To replace all existing timber windows with PVCu Double Glazed windows
Conservation Area
No objection
8. 1/D/13/001212

42 KINGS ROAD, DORCHESTER DT1 1NQ
Replace existing timber windows with Aluminium windows
Conservation Area
No objection

9. 1/D/13/001287
128 COBURG ROAD, DORCHESTER DT1 2HT
Single storey extension to provide ground floor bedroom and shower room
No objection
10. 1/D/13/001280 (Retrospective Advertisement Consent)
TOPPS TILES, LONDON ROAD, DORCHESTER DT1 1NF
Externally Illuminated Flexbox Advertisement
No objection
11. 1/D/13/001291
LAND ADJACENT QUEEN MOTHER SQUARE, POUNDBURY
Application for an extension to the basement car park to provide 19 additional parking spaces.
No objection
12. 1/D/13/001169
1 SOUTHFIELD HOUSE, SOUTH WALKS ROAD, DORCHESTER DT1 1AD
Proposed replacement windows and doors
Conservation Area
No objection
13. 1/D/13/001302
12 VESPASIAN WAY, DORCHESTER DT1 2RD
Extend Existing Rear Conservatory
No objection
14. 1/D/13/1309
1 THE FORUM CENTRE, TRINITY STREET, DORCHESTER DT1 1TP
Use of mezzanine floor as a Place of Worship on Sundays only
No objection