

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

3RD MARCH 2014

PRESENT Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, R. Biggs, T.C.N. Harries, S.C. Hosford, R. Potter, M.E. Rennie, D. S. Roberts and D. Taylor

APOLOGIES for absence were received from Councillors A. Canning, E.S. Jones, Trevor Jones and F. Kent-Ledger

78. MINUTES

Subject to the addition of Councillor D. Taylor to those giving their apologies, the Minutes of the Meeting of the Committee held on 3rd February 2014, were taken as read and were confirmed and signed by the Chairman as a correct record.

79. MINUTE UPDATE REPORT

(a) Minute 75 – West Dorset District Council - Trees

A Councillor reported that the Tree Officer at West Dorset District Council had advised that due to the adverse weather conditions and the consequent increase in workload, he had not yet had the opportunity to respond to the Town Council's enquiry concerning the tree works proposed for the Holy Trinity Parish Centre.

(b) Minute 4/13 – Road Safety Vicinity of Dorchester Middle and Thomas Hardye Schools

The Chairman encouraged Members to attend the drop in session on 5 March 2014 at the Thomas Hardye School.

(c) Minute 27/13 – Car Parking Guidance Signs

Members discussed the problems with the accuracy of the data provided by the car parking guidance signs in the Town and there also appeared to be some issues regarding the accuracy of directional signage.

It was

RESOLVED

That Dorset County Council be asked to provide the Town Council with regular updates on the operation of the car parking guidance signs project in the Town and that the Committee Clerks checks the accuracy of specific directional signs with Dorset County Council.

(d) **Minute 60/13 – Parking – Queen’s Avenue Area**

The Committee noted that the drop in session had been well attended and the Committee Clerk was asked to send the summary of comments received at this session to all Members.

(e) **Minute 71/13**

Members discussed the ‘no parking on the verge signs’ in South Court Avenue and while their effectiveness was noted, it was considered that there was still the need for on road parking restrictions.

(f) **Minute 71. 3)/14 – Parking in Wessex Road**

The Committee Clerk read out the response from Dorset County Hospital stating that the management was taking all steps possible to encourage staff not to park in the area and that parking was an issue at the hospital.

80. REQUEST FOR PARKING RESTRICTIONS

Mrs Saunders, of Dorchester Blinds Ltd, addressed the Committee and she explained the problems that her business, and others, were experiencing due to the lack of parking in the vicinity. She believed that if the layby opposite her premises had a one hour’s parking restriction put on it, this would markedly improve the situation.

The Committee discussed this proposal and considered that, provided that the layby was on an adopted road, this could assist the local businesses and should be supported.

It was

RESOLVED

That, subject to obtaining confirmation that Miller’s Close was an adopted road, the Town Clerk writes to Dorset County Council suggesting the introduction of a one hour’s limited waiting restriction on the layby immediately outside the premises that was previously County Tiles on Miller’s Close, Grove Trading Estate.

Cllr R Potter left the meeting.

81. PLANNING APPLICATIONS

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

RESOLVED

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

Cllr R Potter rejoined the meeting.

82. DORCHESTER TRANSPORT AND ENVIRONMENT PACKAGE

The Chairman presented the Town Clerk's report and she summarised the main points, in particular, the Town Council's aim to support how residents' feedback was given to future proposals. She reminded Members that there would be an opportunity for them to discuss key issues and any concerns immediately before the Town Council's Management Committee meeting on 11 March 2014.

The Committee discussed the way that DCC was now leading the Plan and the practicalities of running and administering some form of residents' panel. Suggestions were made with regards to the membership of such a panel and the time constraints on the process were noted. Overall, there was support for facilitating direct residents' feedback but Members appreciated the difficulties in achieving this.

It was

RESOLVED

- 1) That the Committee's Chairman, the Town Clerk and the Committee Clerk should draw up the arrangements for involving residents in direct consultation over future DTEP proposals and advise Members of such arrangements.
- 2) That Members receive a briefing on 'safe routes to school' at a future Planning and Environment Committee meeting.

83. 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.

A Member raised her concerns about the process that had led to planning application 1/D/13/001645 – 46 High East Street being refused by WDDC and she questioned the role of the District Council's planning department in this, through the enforcement process. Members agreed that there did not appear to be consistency in planning enforcement and they were aware of other premises in the Town that seemed to be operating without the relevant planning permissions.

Concerns were raised about the poor condition of some properties in High West Street, many of which were in a state of disrepair, and this was detrimental to the Conservation Area.

It was

RESOLVED

- 1) That WDDC officers be invited to give a presentation to Planning and Environment Committee members about planning enforcement, Listed Buildings and the Conservation Area.
- 2) That West Dorset District Council be asked to check that businesses in the Town were operating with the appropriate planning permissions.

84. **URGENT ITEMS**

A North Ward Member had reported that the post box in Monmouth Road was scheduled to be closed and he wanted to draw this to the Committee's attention. Members noted this and considered that this could be part of a wider process.

It was

RESOLVED

That the Committee Clerk writes to the Royal Mail to ask if there is a programme for the closure of any further post boxes in the Town.

Chairman

Dorchester Town Council

Planning applications considered by the Planning and Environment Committee on 3 March 2014

1. **WD/D/14/000197**

STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER DT1 1UT

Change of use of part of the existing office accommodation into 9 dwelling houses and 1 flat

Conservation Area and Grade II Listed Building

Recommend Refusal.

The Committee had a number of concerns about the application and the fact that planning applications for the Stratton House Campus were being dealt with in a piecemeal way rather than a single application being submitted for the whole site allowing the full extent of the development to be fully assessed. This approach meant that it was not currently possible to assess whether the development satisfied the provision of affordable housing as identified in the Local Plan (Policy HS3) or to assess other contributions and related matters.

There were also concerns about the lack of car parking provision and the knock on effect this would have on the adjoining area, overdevelopment, access issues for waste collection and an inadequate level of bin storage.

The division of the green space on the junction of Colliton Street and Glyde Path Road would create the loss of an important distinctive feature and would not preserve or enhance the Conservation Area (Policy SA21). This division would also adversely affect the setting of the buildings (17 and 17A Colliton Street) acknowledged as curtilage listed buildings in the application's Heritage Statement (Policy SA20).

The historical importance of the area of this site is acknowledged in the Dorchester Conservation Area Appraisal and therefore the Committee considers that a full archaeological survey of the site should be undertaken before any development takes place (Policy SA24).

Overall the Committee considered that, with the number of building groups on the site and the inter-relationship between all elements of the site, without an application for the whole site it was not logical, reasonable or appropriate to approve this individual planning application.

2. **WD/D/14/000244**

70 MELLSTOCK AVENUE, DORCHESTER DT1 2BQ

Front porch extension with pitch roof

No objection

3. **1/D/13/001689**

1 THORNHILL CLOSE, DORCHESTER DT1 2RE

Single storey extension to replace conservatory

No objection

4. **WD/D/14/000279**

4 ATHELSTAN ROAD, DORCHESTER DT1 1NR

Build 2No. timber lodges which will be used as bed and breakfast accommodation in association with No. 4 Athelstan Road (amended scheme)

No objection. The Committee asked that the same planning condition 3., regarding use of the lodges, that was attached to planning application 1/D/13/000018 be added to this application if approved.

5. **WD/D/14/000284**
41 WEYMOUTH AVENUE, DORCHESTER, DT1 2RY
Extension of existing garage housing new MOT bay
No objection
6. **WD/D/14/000366**
BUILDINGS 8 AND 9, BUTTERMARKE T, POUNDBURY
Change 2No commercial units to 2No 2 bed flats (Building 8). Change first floor commercial floorspace to self-contained maisonette (Building 9)
Recommend Refusal. The Committee were concerned that the change of use of these units would lead to retail units becoming scattered across Poundbury rather than commercial use being grouped and concentrated together in small neighbourhood centres as outlined in the Poundbury Development Brief. There was also a concern that the reduction of commercial units in this neighbourhood centre could negatively impact on the viability of the businesses already operating there.
7. **WD/D/14/000375 (Advertisement consent)**
ROUNDAABOUT AT JUNCTION WITH ST JOHN WAY AND MIDDLEMARSH STREET, BRIDPORT ROAD, DORCHESTER
4No Non-illuminated roundabout sponsorship signs
No objection
8. **WD/D/14/000377 (Advertisement consent)**
ROUNDAABOUT AT JUNCTION WITH PEVERELL AVENUE EAST AND MIDDLE FARM WAY, BRIDPORT ROAD, POUNDBURY
4No Non-illuminated roundabout sponsorship signs
No objection
9. **WD/D/14/000414**
LAND NORTH EAST OF QUEEN MOTHER SQUARE, QUEEN MOTHER SQUARE, POUNDBURY
Construct three buildings on northern and eastern sides of Queen Mother Square, and erect statue with minor material amendments to design of the scheme previously approved (reference 1/D/13/000606) with variation to condition 1 to reflect amended drawings.
No objection.
10. **WD/D/14/000409 (Advertisement Consent)**
7 TUDOR ARCADE, SOUTH STREET, DORCHESTER, DT1 1BN
New illuminated signage
No objection
11. 9 CORNHILL, DORCHESTER, DT1 1BA
WD/D/14/000401 (Advertisement Consent)
Application to display advertising signage
WD/D/14/000403
Removal and replacement of the existing shop front
WD/D/14/000404 (Listed Building Consent)
Removal and replacement of the existing shop front

Conservation Area and Grade II Listed Building
No objection

12. **WD/D/14/000415 (Listed Building Consent)**

UNIT 2, ANTELOPE WALK, DORCHESTER, DT1 1BE

Provide new wall finishes to comply with new brand finishes, including slat wall to hang merchandise Replace existing non historic flooring with new floor finishes to comply with new brand finishes Provide a plasterboard ceiling over existing plasterboard and install new lighting and ceiling fixtures Redecorate front elevation window to match existing and repaint external doors black. Replace and reposition cash desk.

Conservation Area and Grade II Listed Building
No objection

13. **WD/D/2014/000304**

MANOR PARK C OF E FIRST SCHOOL, MELLSTOCK AVENUE, DORCHESTER
DT1 2BH

New six classroom extension, extensions to hall and classbases, removal of mobile classrooms and landscape works

No objection. The Committee noted the aim to improve pedestrian access to the front of the site but they considered that there should also be a suitable 'all year' pathway leading from the existing gateway at Garfield Crescent to the new gateway to be provided in the new boundary fence to the north of the school site. Additionally they requested that the repositioned gateway on Talbothayes Road becomes a pedestrian access to the School with a suitable 'all year' path leading from this gateway to the main school towards the southern side of the site. These additional pathways would maximise pedestrian access to the site and support the objectives of the School's Travel Plan.