

# Dorchester Town Council

## Planning and Environment Committee

2 June 2014

Present: Councillors V. Allan, K. Armitage, R. Biggs, A. Canning, T. Harries, S. Hosford, F. Kent-Ledger, R. Potter, M. Rennie, D. Roberts and D. Taylor.

In attendance:

Ms J Farnan, Planning and Urban Design Officer, West Dorset District Council and Mr A Rowley, Chairman, Dorchester Civic Society

Apologies: Councillors C. Biggs, S. Jones and T. Jones.

### 1. Minutes

The Minutes of the meeting of the Committee held on 28 April 2014, adopted by Council on 20 May 2014, were confirmed and signed by the Chairman.

### 2. Minute Update Report

#### (a) Minute 88/13 – Parking in Queen’s Avenue Area

The Chairman said that it was important for Dorset County Council to include the revised DTEP proposals in their consideration of the issues in this area.

#### (b) Minute 93. b)/13 – Car Parking Guidance Signs

Members still had concerns about the operation, reliability and accuracy of the signs and the consequent lack of public confidence. They were surprised that the system was apparently affected by weak mobile phone signals in the Town and were disappointed in the lack of communication from DCC. The Committee Clerk advised that a DCC officer would attend the next Committee meeting to answer questions about the system.

#### (c) Minute 100/13 – Changes to the route of First Company’s Number 31 Bus Service

A Member advised that the criteria for assessing the viability of bus routes had changed over time which had proved frustrating for members of the public. He also said that Martinstown residents continued to campaign to have the service reinstated.

### 3. Her Majesty’s Prison Site

The Chairman welcomed Alan Rowley, Chairman of Dorchester Civic Society and Jan Farnan, Planning and Urban Design Officer, West Dorset District Council to the

meeting and said that it was valuable for the Town Council to be proactive in considering the future of the Prison site.

Mr Rowley explained that the Civic Society had set up a working group to consider the unique opportunity that the development of the Prison site provided. He gave a presentation to Members about the Civic Society's vision of future development including the history of the site, its links to other heritage sites in the Town, the use of existing buildings and possible new build, access to and through the site and the need for a positive approach in drawing together a master plan for the development.

Ms Farnan supported the comments made particularly in relation to access and the capacity of the site. There was an opportunity to enhance the site's heritage assets and the future of the site needed to be sustainable and viable. There was an option to retain the main prison building and to build to re-enclose North Square. WDDC would be producing a 'Concept Statement' to guide the development of the site.

The Committee was excited about the Civic Society's vision for the site and was pleased to see the proactive approach being taken. They stressed the need for a robust Development Framework for the site to ensure that a balanced development was delivered. Members wanted a joint approach to be taken in assessing the type and level of development best accommodated on the site and they realised that swift action would need to be taken.

### **Resolved**

- i) That the Town Council proposes to West Dorset District Council that it is involved in the production of a robust Development Framework for the development of the Dorchester Prison site.
- ii) That the Town Council works with the Dorchester Civic Society, and other relevant bodies, to influence and make a positive contribution to a Development Framework for the development of the Dorchester Prison site.

#### **4. High East Street**

Alan Keel, a local resident, spoke to the Committee about his concerns about the state of High East Street. He detailed the discussions he had had with WDDC about planning and enforcement issues in the Street and some of the progress he had made. He considered that High East Street was an important gateway to the Town and others should also be making representations to make improvements. He mentioned the planning application relating to the signage of the Polish Shop and asked why the Town Council had not objected to this.

Members explained why they had made the recommendation they did with regards to the planning application for the signage of the Polish Shop and mention was made

of the black and white plans viewed and the need to support the regeneration of business in that part of the Town.

The Committee agreed that it was important for improvements to be made to High East Street and WDDC needed to undertake rigorous enforcement. It was noted that with so many property owners, and many of these being absent, getting a co-ordinated response and action would be difficult. In addition, there was very limited central funding to make improvements. However, improving this heritage corridor was an aim and some progress was being made. It was suggested that Dorchester BID would have details of property owners through the BID levy and this could be a useful resource.

Members considered that further action was required and it would be appropriate for the Dorchester Joint Heritage Committee to pursue these issues.

The Chairman thanked Mr Keel for all his efforts and for raising the profile of the planning issues affecting High East Street.

#### **Resolved**

That the Dorchester Joint Heritage Committee be asked to consider the concerns and issues relating to High East Street, as raised at the Planning and Environment Committee, with a view to progressing improvements.

#### **5. Parking Permits**

The Committee received the report regarding the possibility of placing restrictions on the eligibility of future occupants of new housing developments to purchase on-street permits.

Members discussed the proposal and, overall, there was positive support for requesting such a change to the DCC Residents' Permit Scheme policy. It was considered that such a change might encourage developers to include higher levels of car parking in future developments, particularly in the town centre, and it would preserve the amenity of residents with existing parking permits.

#### **Resolved**

- i) That the Town Council requests Dorset County Council to investigate reviewing the existing Residents' Permit Scheme policy, as it affects Dorchester, and to place restrictions on the eligibility of future occupants of new housing developments to purchase on-street permits.
- ii) That the Town Council advises West Dorset District Council of its request to Dorset County Council to review the Residents' Permit Scheme policy and asks that it notes the

possible implications to planning applications and their S106 agreements resulting from any changes to the Residents' Permit Scheme policy.

Cllr. R. Potter left the meeting.

**6. 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.

**7. Standing Order No. 40**

As the meeting had now been in progress for over two hours, the Committee resolved to suspend Standing Order No. 40 and to continue the meeting.

**8. Dorchester Transport and Environment Plan**

The Chairman provided an update on plans for consulting with local interested residents and the Chairman of the DTEP Working Group commented on the work being undertaken by DCC as a result of the earlier public consultation.

Members were encouraged to attend the sessions planned for invited local residents.

**9. New Household Recycling Centre in Dorchester**

The Committee noted that there was a possibility that the site originally identified at Poundbury for use as the new Household Recycling Centre might be withdrawn and the Committee were concerned that an alternative had not yet been proposed.

**Resolved**

That the Town Council raises their concerns at the rate of progress in identifying suitable long term options for a new Household Recycling Centre in Dorchester with Dorset County Council and West Dorset District Council.

10. **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.

11. **Urgent Item**

Although not technically an urgent item, the Chairman took the opportunity to remind Members of the dates of DCC's public consultation regarding the new Damers Road School.

**Dorchester Town Council**

**Planning applications considered by the Planning and Environment Committee – 2 June 2014**

**1. WD/D/14/001129**

**WD/D/14/001130 Listed Building Consent**

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

Change of use of existing buildings from B1 office to commercial use on part ground floor and form 16 residential flats.

The Committee considered that the alterations to the interior of the buildings to create 2 commercial units and 16 residential flats were acceptable and a good use of the accommodation. There were some concerns that there would be no lift access to the upper floors.

The Committee also 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.

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/14/000850**

STRATTON HOUSE CAMPUS, HIGH WEST STREET & COLLITON STREET & GLYDE PATH ROAD, DORCHESTER

Erect 5 new dwellings.

Recommend refusal.

The Committee considered that the construction of five dwellings was over development of the site.

Also, 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.

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.

3. **WD/D/14/000861**  
**WD/D/14/000863 Listed Building Consent**  
OLD SHIRE HALL, HIGH WEST STREET, DORCHESTER  
Internal re-modelling.  
No objection
4. **WD/D/14/000967**  
KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY,  
DORCHESTER, DT1 3BW  
To sub-divide existing shop into two shops. Construct new shopfront and alter existing access.  
No objection
5. **WD/D/14/000887**  
1 LEGION CLOSE, DORCHESTER, DT1 2RQ  
Raise garage roof and conversion of garage to office/utility.  
No objection
6. **WD/D/14/000993**  
25 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY  
Single storey extension to rear of dwelling and annexe in garden.  
The Committee supported the single storey extension to the rear of the main dwelling. However, they considered that the proposed annexe constituted an inappropriate form of backland development and therefore they recommended that the application be refused.
7. **WD/D/14/000923**  
1 NORTHERNHAY, DORCHESTER, DT1 1XN  
Erect Conservatory to Southern Elevation (Front).  
No objection
8. **WD/D/14/001016**  
5 TEMPLE CLOSE, DORCHESTER, DT1 2QL  
Conversion of flat roof over garages and porches to a tiled pitched roof.  
No objection
9. **WD/D/14/001035**  
NORTH EAST QUADRANT (SECTOR 3.01A), PEVERELL AVENUE EAST, POUNDBURY  
Approval of reserved matter appearance of outline permission 1/D/09/001363 to remove 1No private house and replace with 3No flats.  
No objection
10. **WD/D/14/000899**  
RAILWAY TRIANGLE INDUSTRIAL ESTATE, DORCHESTER, DT1 2PJ  
Replace 3 no. B2/B8 units with 8no. B2/B8 units and 1no. B1/B2 & B8 unit. Create 34 total off road parking spaces.

No objection subject to all of the planning conditions proposed by Public Health being added to this application.

11. **WD/D/14/000982**  
77 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA  
New two storey side extension and single storey rear extension.  
That, subject to the removal of the roof dormer to the east elevation as recommended by the planning case officer, the Committee had no objection.
12. **WD/D/14/000971**  
22 GROSVENOR ROAD, DORCHESTER, DT1 2BB  
Erect single storey rear extension and a two storey side extension.  
No objection
13. **WD/D/14/000842**  
52 BUCKINGHAM WAY, DORCHESTER, DT1 2BP  
Erect close boarded timber fence panels on top of existing brickwork boundary wall.  
No objection
14. **WD/D/14/000951**  
27 WEYMOUTH AVENUE, DORCHESTER, DT1 1QY  
Individual brushed stainless steel letters fitted to the 2 x recessed brick panels on the new brick wall.  
No objection
15. **WD/D/14/001101**  
FLAT 21, GROVE COURT, THE GROVE, DORCHESTER, DT1 1XL  
Replace two windows.  
No objection
16. **WD/D/14/000818**  
7 HUTCHINS CLOSE, DORCHESTER, DT1 2RH  
First Floor Extension.  
No objection
17. **WD/D/14/001172**  
SUE RYDER FOUNDATION, TRINITY STREET, DORCHESTER, DT11TT  
Replacement of 1 non-illuminated fascia and 1 non-illuminated hanging/projecting sign  
No objection
18. **WD/D/14/001262**  
4 WEYMOUTH AVENUE, DORCHESTER, DT1 1QS  
Erect single storey rear extension  
No objection



19. **WD/D/14/000912**  
1 LIME CLOSE, DORCHESTER, DT1 2HQ  
Erect extension  
No objection
20. **WD/D/14/001227**  
DORCHESTER RUGBY FOOTBALL CLUB HEADQUARTERS, COBURG ROAD,  
DORCHESTER, DT1 2HX  
Removal of 5no. existing 16metre high flood lighting columns to pitch 2; installation of 6no. 15metre high flood lighting columns and lamps to serve pitch 3; installation of 8no. 10metre high flood lighting columns to serve pitches 1 and 2, together with the installation of lamps to these columns and new lamps to be fitted to 4no. existing 10metre high columns.  
The plans and details of the application were not available in time for the meeting and the Committee asked that the deadline for their response be extended to allow then to consider the application at their next meeting.
21. **WD/D/14/001242 Listed Building Consent**  
1 SALISBURY VILLAS, SALISBURY STREET, DORCHESTER, DT1 1JY  
Replacement rear conservatory  
No objection
22. **WD/D/14/001249 Listed Building Consent**  
38 HIGH EAST STREET, DORCHESTER, DT1 1HN  
Repairs to dormer of south elevation to include renewal of lead roof covering, new lead covering to dormer cheeks and replacement of window frame. Repointing limestone masonry and brickwork to east elevation.  
The plans and details of the application were not available in time for the meeting and the Committee asked that the deadline for their response be extended to allow then to consider the application at their next meeting.