

Dorchester Town Council

Planning and Environment Committee

30 June 2014

Present: Councillors V. Allan, R. Biggs, A. Canning, T. Harries, S. Hosford, T. Jones, R. Potter, M. Rennie, D. Roberts and D. Taylor.

In attendance:

Mr M Williams, Traffic Control Manager, Dorset Highways, Dorset County Council

Apologies: Councillors K. Armitage, C. Biggs, S. Jones, F. Kent-Ledger, P Mann (Mayor),

12. Minutes

The Minutes of the meeting of the Committee held on 2 June 2014 were confirmed and signed by the Chairman as a correct record.

13. Minute Update Report

(a) Minute 6/14 – Planning Applications (Stratton House)

The Committee noted the update on progress of the Stratton House campus planning applications provided by West Dorset District Council. Comments were made about the lack of an overall development plan for the site and English Heritage's comments relating to the Shire Hall application.

Members expressed concern that the Stratton House applicant was proposing to make a financial contribution in lieu of the provision of affordable housing. The Committee considered that the Stratton House campus was in an ideal location for affordable and shared equity housing and there were very few other suitable sites within the Town. It was mentioned that WDDC needed to identify more sites for affordable housing in the new Local Plan.

Resolved

That the Town Clerk writes to West Dorset District Council expressing the Town Council's serious concerns about developers making financial contributions in lieu of providing affordable housing in new developments within the Town.

(b) Minute 2/14 – Her Majesty's Prison Site

Members were anxious to get a response from WDDC regarding the production of a Development Framework for the Dorchester Prison Site particularly at the site was now being marketed. They agreed that liaison with the Civic Society, and other relevant bodies, should be progressed as soon as possible.

(c) Minute 8/14 – Dorchester Transport and Environment Plan

The Chairman gave an update on the initial meetings held with interested parties and local residents about the latest revisions proposed to the Dorchester Transport and Environment Plan. DCC officers had also attended the meetings and provided useful information.

14. Car Parking Guidance Signs

The Chairman welcomed Mr Williams, Traffic Control Manager, Dorset Highways, Dorset County Council to the meeting.

He detailed the current status of the system and explained the problems, particularly with regards to communications links, affecting the system and its operation. He reported that the system provider had been helpful in seeking to resolve problems and they were committing significant resources to this. The data accuracy levels for each car park were detailed and, overall, these were acceptable. The ongoing problems were causing some embarrassment for DCC but there was optimism that these would shortly be resolved.

Mr Williams answered questions from Members about the cost of the system, matters relating to individual car parks and practical system issues. Members suggested that the system should have an official relaunch to restore public confidence when it was working properly and there could be a role for the system provider in this.

A Member asked about the Real Time Bus Information System, the delay in its full and accurate operation and he commented on the huge cost of an apparently ineffective system. Mr Williams advised that communications links were again a problem across the County and as parts of the system had been provided by two different companies this had created further communications problems. However, these companies were now working together and step changes were being made. Damory were going to be joining the scheme and their equipment was working well.

It was suggested that Members reported any errors they noted, with either service, to the Committee Clerk for onward transmission to Dorset County Council. Mention was made that there could also be a role in this for Dorchester BID Ambassadors.

Mr Williams was asked to return to the Committee to provide an update on progress with the Car Parking Guidance Signs in the Autumn and with the Real Time Bus Information System at a later date.

Resolved

That Town Councillors will be requested to report errors with the Car Parking Guidance Signs and Real Time Bus Information to the Committee Clerk for onward transmission to Dorset County Council.

Councillors T Jones and R Potter left the meeting.

15. **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.

Councillor R Potter rejoined the meeting.

16. **Selection of members and chairman for the Traffic Panel**

It was

Resolved

- i) That Councillors V Allan, A Canning, T Harries, S Hosford, R Potter, D Roberts and D Taylor be appointed to the Traffic Panel for the ensuing Council year until the July 2015 meeting of full Council.
- ii) That Councillor T Harries be elected as Chairman of the Traffic Panel for the ensuing Council year until the July 2015 meeting of full Council.

17. **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 advised that she had asked West Dorset District Council to call in the decision regarding WD/D/14/000993 that was scheduled for a delegated officer decision so that it would be considered by the Development Control Committee.

18. **Urgent Item**

There were no urgent items.

Chairman

Dorchester Town Council

Planning applications considered by the Planning and Environment Committee on 30 June 2014

1. **WD/D/14/001227 (Deferred from previous meeting)**
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.
No objection

2. **WD/D/14/001249 Listed Building Consent (Deferred from previous meeting)**
38 HIGH EAST STREET, DORCHESTER, DT1 1HN
Grade II Listed Building and Conservation Area
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.
No objection

3. **WD/D/14/001250 Listed Building Consent**
46 HIGH EAST STREET, DORCHESTER, DT1 1HU
Grade II Listed Building and Conservation Area
Replace roof covering on south facing roof slope.
No objection

4. **WD/D/14/001288 Listed Building Consent**
COLSON HOUSE, 36 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LB
Grade II Listed Building and Conservation Area
Reinstatement of porch canopy over existing timber brackets.
No objection

5. **WD/D/14/001007**
50 HIGH WEST STREET, DORCHESTER, DT1 1UT
Grade II Listed Building and Conservation Area
Change of Use from A2 & B1 Offices to C3 Residential together with two new houses in rear courtyard.
No objection

6. **WD/D/14/001210**
79 WEATHERBURY WAY, DORCHESTER, DT1 2EE
Existing garage to be demolished and build two storey side extension & single storey rear and front extensions. New extensions to form new Garage, Porch, Utility, WC, Study & Extended Kitchen/Living Area to ground floor. With Master bedroom with ensuite and walk-in wardrobe to first floor extension.
No objection

7. **WD/D/14/001138**
WD/D/14/001139 Listed Building Consent
THE ROYAL OAK, 20-22 HIGH WEST STREET, DORCHESTER, DT1 1UW
Grade II Listed Building and Conservation Area
Demolition of existing modern garage, and construction of a new oak coach house structure, with associated works to boundary walls and ramp. Extending the courtyard garden over the footprint of the demolished garage, with new brick paving and decking, and relocated gates. Construction of a new bin store.
Recommend refusal. Having regards to its size and position, it is considered that the proposed development would result in significant adverse effects on the living conditions of neighbouring

occupiers and have a negative impact on the quality of life of adjoining residents contrary to Policy DA6 of the West Dorset Local Plan. Also this development would cause an unacceptable amount of noise to adjoining properties which would again be detrimental to the residents' residential amenity and contrary to Policy DA6 of the Adopted Local Plan.

The development would be contrary to Policy ENV 16 of the Emerging West Dorset and Weymouth and Portland Local Plan

8. **WD/D/14/001315**
COUNTY HALL, COLLITON PARK, DORCHESTER DT1 1XJ
Installation of new external metal flues for replacement boiler plant within East Court car park.
No objection
9. **WD/D/14/001209**
69 QUEENS AVENUE, DORCHESTER, DT1 2EP
Two storey side extension and single storey rear extension. Side extension to form Store, Covered Porch, Utility, Extended Kitchen & Living Area to ground floor. Two bedrooms to first floor.
No objection
10. **WD/D/14/001354**
3 ROTHESAY ROAD, DORCHESTER, DT1 2DT
Two storey side extension.
No objection
11. **WD/D/14/001223**
32 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES
First floor extension to complete two storey extension which was granted planning permission 21/11/11 app no. 1/D/11/001618.
No objection
12. **WD/D/14/001360**
2 No fascia signs, 1 No projecting sign, and 2 No awnings
WD/D/14/001363
Installation of new entrance door arrangement to shopfront. Installation of new retractable awnings.
3 BREWERY SQUARE, DORCHESTER, DT1 1HX
Grade II Listed Building and Conservation Area
No objection
13. **WD/D/14/001377**
INTEGRATED PHOTOMATRIX LTD, PACEYCOMBE WAY, POUNDBURY, DORCHESTER, DT1 3SY
Change of use of building from B1 to dual B1/B8 (storage) use with variation of condition 3 of planning approval WD/D/14/000486 to amend wording of condition and operational times.
The Committee recommended that, to protect the amenity of nearby residents, the opening hours on a Saturday should be 9.00am to 2.00pm.
14. **WD/D/14/001375**
8 QUEENS AVENUE, DORCHESTER, DT1 2EW
Conservation Area
The proposed conversion and extension from a care home into six self-contained flats.
No objection
15. **WD/D/14/001426**
26 TREVES ROAD, DORCHESTER, DT1 2HE
Erect flat roofed, single storey extension.
No objection
16. **WD/D/14/001243**
46 ST GEORGES ROAD, DORCHESTER, DT1 1PB
Conversion of a single residence into two separate dwellings. Proposed single and double rear extension.

No objection

17. **WD/D/14/001435 Listed Building Consent**
24 HIGH EAST STREET, DORCHESTER, DT1 1EZ
Grade II Listed Building and Conservation Area
Fit external handrail at entrance doorway.
No objection
18. **WD/D/14/001179**
72 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES
Create bay window in place of existing window of living room, on front elevation of house.
No objection
19. **WD/D/14/001338**
21 - 23 FORDINGTON DAIRY, ATHELSTAN ROAD, DORCHESTER DT1 1FD
Conservation Area
Replacing all windows and doors at the property from timber to UPVC. Colour match to original Chapel Green.
No objection
20. **WD/D/14/001366**
WD/D/14/001367 Listed Building Consent
Internal refurbishment and addition of external ATM
WD/D/14/001369 Listed Building Consent
Internal refurbishment and repairs to shopfront including new fascia sign.
3 CORNHILL, DORCHESTER, DT1 1BA
Grade II Listed Building and Conservation Area
WD/D/14/001366 and WD/D/14/001367 – Recommend refusal. The installation of an external ATM in the bay window fails to preserve the special architectural and historic interest of the Grade II* Listed Building and it would neither preserve nor enhance the character of the Conservation Area. The placement of the ATM on this prominent elevation of the building is considered unacceptable. In addition, it is considered that the advertisement, by reason of its vivid colour and prominence, has a similar detrimental effect on the Listed Building and the Conservation Area. As such the development is contrary to Policies SA21 and DA7 of the Adopted West Dorset Local Plan (2006), Policy ENV 4 of the Emerging West Dorset and Weymouth and Portland Local Plan and Part 12 of the NPPF (2012).
WD/D/14/001369 Listed Building Consent – Recommend refusal. It is considered that the advertisement, by reason of its vivid colour and prominence, fails to preserve the special architectural and historic interest of the Grade II* Listed Building and it would neither preserve nor enhance the character of the Conservation Area. As such the development is contrary to Policies SA21 and DA7 of the Adopted West Dorset Local Plan (2006), Policy ENV 4 of the Emerging West Dorset and Weymouth and Portland Local Plan and Part 12 of the NPPF (2012).
21. **WD/D/14/001480**
108 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH
Two storey extension to front & rear and new single storey extension with variation to condition 2 of allowed appeal APP/F1230/D/11/2156145 (planning application 1/D/11/000338) to allow different brick for walls.
No objection
22. **WD/D/14/001483**
51 POUNDBURY CRESCENT, DORCHESTER, DT1 2NP
Remove an existing outbuilding. Create 2 no. two bedroom flats with off road parking & communal refuse area.
No objection. However, the Committee requested that a planning condition be added to ensure that the parking bays to the front of flats are constructed with a permeable surface.

23. **WD/D/14/001015**
DORCHESTER A T E, SOUTH WALKS ROAD, DORCHESTER, DT1 1EA
Conservation Area
Installation of 1.8m entrance gates.
Recommend refusal. The modern, industrial appearance of the gate and fence would be detrimental to the character of the Conservation area, it would be out of keeping with the street scene and the development neither preserves nor enhances the Conservation Area.
As such the development is contrary to Policies SA21 and DA7 of the Adopted West Dorset Local Plan (2006), Policy ENV 4 of the Emerging West Dorset and Weymouth and Portland Local Plan and Part 12 of the NPPF (2012).
24. **WD/D/14/001529**
5 WADEBRIDGE SQUARE, POUNDBURY, DORCHESTER, DT1 3AQ
Erect single storey flat roofed rear extension.
No objection
25. **WD/D/14/001150**
53 CAMBRIDGE ROAD, DORCHESTER, DT1 2LS
North facing two storey extension.
No objection
26. **WD/D/14/001538**
SOUTH WALKS HOUSE, SOUTH WALKS ROAD, DORCHESTER, DT1 1UZ
Installation of flag pole on grass bank opposite main entrance
Recommend refusal. The flagpole was considered to be an unnecessary and inappropriate addition to the Conservation Area, it would be intrusive and the development neither preserves nor enhances the Conservation Area.
As such the development is contrary to Policies SA21 and DA7 of the Adopted West Dorset Local Plan (2006), Policy ENV 4 of the Emerging West Dorset and Weymouth and Portland Local Plan and Part 12 of the NPPF (2012).
27. **WD/D/14/001100**
9 COBURG ROAD, DORCHESTER, DT1 2HN
Porch
No objection
28. **WD/D/14/001595**
SCATS COUNTRYSTORES PLC, GROVE TRADING ESTATE, DORCHESTER, DT1 1ST
Erection of 21no. signs
No objection