

Dorchester Town Council

Planning and Environment Committee

6 October 2014

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

Apologies: Councillors C. Biggs, S. Hosford (Chair), T. Jones, P. Mann (Mayor) and D. Roberts

In the absence of the Chairman, the Vice Chairman, Councillor R. Biggs, took the chair for the meeting.

41. **Minutes**

The Minutes of the meeting of the Committee held on 1 September 2014 and of the special meeting held on 8 September 2014 were confirmed and signed by the Chairman as a correct record.

42. **Minute Update Report**

Minute 82/13 Dorchester Transport and Environment Plan (DTEP)

Members discussed the possible impact of WDDC reviewing its contribution to DTEP, the likelihood of enhancements to South Street, heritage improvements to High West Street, upgrades to the traffic light system throughout the Town and the importance of safety works at the Top O'Town roundabout. It was noted that more information on specific costings of individual elements of the Plan would be provided to the November DTEP Working Group for consideration and decision, followed by consultation as appropriate.

Minute 32/14 Dorchester Prison Site

The Committee Clerk advised that the Ministry of Justice had offered for its Regional Estates Officer to meet with a Town Council representative to discuss the issues relating to the maintenance of the Prison garden alongside the Mill Stream.

Minute 4/14 High East Street

Members welcomed the initiatives proposed by Dorchester Heritage Committee in respect of making improvements to High East Street and they commented on works already being undertaken in the area. Comment was made that it was important to progress a meeting with the Dorchester BID.

Resolved

That the Minute Update Report be noted.

43. **Car Parking**

The Chairman advised that the Committee Clerk had ascertained that Chris Graves, Parking Manager, WDDC would not be attending the meeting for the scheduled agenda item. Members were very disappointed to hear this and, following discussion, agreed that a letter should be sent to David Evans, Director of

Environment, WDDC expressing their concern at this and requesting that both he and Mr Graves attend the Committee's next meeting to discuss the scheduled items and to explain the current long term Parking Strategy for Dorchester.

The Committee considered the Town Clerk's comments on car parking issues and while Members supported most points there were some, such as provision for long stay parking for workers, which they did not agree with. The impact of the Charles Street development on parking in the Town, both during and after construction, was a point that Members wanted further clarification on and they requested that David Evans should address this when he attended their future meeting.

Resolved

That David Evans and Chris Graves of WDDC, be requested to attend the meeting of the Planning and Environment Committee on 3 November 2014 to discuss the consultation process for any proposed changes to car parking charges etc for 2015/16, to answer Members' questions on this and other District Council related parking issues across the Town, to explain the current long term Parking Strategy for Dorchester and to clarify the plans for parking provision in the Town, both during construction and after completion of the Charles Street development.

As members of West Dorset District Council's Development Control Committee, Councillors Jones and Potter left the meeting for the consideration of the following item.

44. Planning Applications

Mr M Hebditch, of St Johns Way, and a representative of Dorchester Civic Society addressed the Committee outlining their concerns regarding WD/D/14/002066, the Great Field.

Mr P Porter, of Herringston Road, addressed the Committee outlining his concerns regarding WD/D/14/002301, 7 Herringston Road.

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

Resolved

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

Councillors Jones and Potter rejoined the meeting.

45. Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document - Additional Sites Consultation

The Committee discussed the site adjoining the former highway north of the B road,

west of West Stafford and the majority of Members supported this as an additional traveller site, subject to the provision of regulatory facilities.

Resolved

That the response form to the Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document be completed indicating that Dorchester Town Council supports the site adjoining the former highway north of the B road, west of West Stafford being used as an additional traveller site.

46. Decisions on Planning Applications

Councillor Canning reported that he was acting as arbitrator between WDDC and the applicant for planning application WD/D/14/001008.

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

47. Urgent Item

There were no urgent items.

Chairman

Dorchester Town Council

**Planning applications considered by the Planning and Environment Committee – 6
October 2014**

1. **16 CORNHILL, DORCHESTER, DT1 1BQ**
WD/D/14/001905
 Replace existing shopfront with new timber shopfront; Remove existing tiles, cut and infill slab to form entrance area to sit new door. Prepare and lay Wolliscroft Lunar anti-slip 150mmx150mm dark grey tiles; Replace existing fascia panel with new timber fascia panel with non-illuminated lettering and logo; Replace existing projecting sign with new timber projecting sign with non-illuminated lettering and logo.
WD/D/14/001906 (Advertisement Consent)
 New timber fascia panel with non-illuminated lettering and logo. New timber projecting sign with non-illuminated lettering and logo
WD/D/14/002400 (Listed Building Consent)
 Fit out internal ground floor with new fixtures & fittings. Replace existing aluminium shopfront with new timber shopfront. New fascia sign & projecting sign. No works to first & second floors
 Conservation Area and Grade II Listed Building
 No objection

2. **GLYDE PATH HOUSE, 36-41 GLYDE PATH ROAD, DORCHESTER, DT1 1XB**
WD/D/14/002298 (Not a planning application – change of use only as permitted development)
 Change of use from B1 Use Class to C3 Use Class to provide 12 units
 Conservation Area
 No objection. However, Members were concerned at the impact the development of 12 units with only six parking spaces would have on the, already stretched, residents parking permit scheme covering area RPD in the Town.

3. **1 CAPITOL CLOSE, DORCHESTER, DT1 2QS**
WD/D/14/002176
 Proposed pitched roof garage to side. Existing garage to be converted into new lounge with infill extension to rear and porch to front. New pitched & lean-to roof over garage/utility.
 No objection

4. **WATER TOWER, WESSEX ROAD, DORCHESTER**
WD/D/14/002227 Listed Building Consent
 Repairs and minor improvement to detail of steel roof. Reroofing.
 Grade II Listed Building
 No objection

5. **THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY**
WD/D/14/002066 (Outline)
 Construction of 5no. dwellings and extension of existing access road
 Recommend refusal.

Members considered that the Poundbury Development Brief, adopted by WDDC in 2006 as a Supplementary Planning Document, was fundamental to consideration of this application and the protection of the Great Field.

Members considered that developing this site would not accord with the Poundbury Development Brief regarding the description, purpose and designation of the Great Field. The Great Field is used by many residents, from across the whole Town, and to reduce this public open space would have a negative impact the public amenity available not only to residents in the immediate vicinity, who had limited personal amenity space, but also to the wider community. The Great Field is a defining aspect and focus point of Poundbury and should remain as detailed in the Poundbury Development Brief. The development would be detrimental to the open nature of the Great Field creating an additional and unnatural boundary, adversely changing the character of the eastern edge of it. As such the development would be contrary to Policies DA3 and DA5 of the WDDC Local Plan (2006).

Having regard to the size of the proposed dwellings in the development, and the topography of the area, this would lead to a significant increase in overshadowing to and loss of outlook from neighbouring residential properties. As such it is considered that the proposed development would result in significant adverse effects on the living conditions and amenity of a number of neighbouring occupiers as a result of loss of outlook and privacy and an overbearing impact contrary to the objectives of Policy DA6 of the WDDC Local Plan (2006) and the NPPF (2012).

The impact of the introduction of further hard surfacing to the access road and the consequent run off of water, could cause flooding, in an area already prone to this, and this would have an adverse impact on the amenity of residents to the south of the site, particularly in Chestnut Way. This would be contrary to the objectives of Policy AH2 of the WDDC Local Plan (2006) and Section 10 of the NPPF (2012).

The construction of the development would have a negative impact on trees on site, a number of which are covered by TPOs, and it would obstruct views of the trees which form the original, existing, natural boundary to the Great Field as set out in the Poundbury Development Brief. Section 11 and Policy DA1 of the WDDC Local Plan (2006) refers.

Alongside these reasons for refusal, which Members felt very strongly about, Members were not convinced that this development, of five very large executive style houses, would go anyway in addressing identified housing need in the Town nor make any significant contribution to the housing land supply.

6. **DORCHESTER RUGBY FOOTBALL CLUB HEADQUARTERS, COBURG ROAD, DORCHESTER, DT1 2HX**
WD/D/14/001572
Construction of a disabled ramp to enable access to the lower pitch
No objection

7. **MCDONALDS RESTAURANTS LTD, BRIDPORT ROAD, MARTINSTOWN, DORCHESTER, DT2 9DL**
WD/D/14/002122
Refurbishment of restaurant and car park, including installation of new full height windows and automated entrance doors, with the construction of a new corral, dry store and patio area
Dorchester Town Council's comments requested as adjoining parish.

No objection

8. **DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY**
WD/D/14/002160

Part infill of an existing paved balcony area to create 2 no. bedrooms with en-suite shower rooms, a small kitchen and store. Replace existing tiles to main roof above this area

No objection

9. **65 WESSEX ROAD, DORCHESTER, DT1 2NU**
WD/D/14/001732 (Retrospective)

Construct a 1.80m high close board fence to rear and side of back garden

No objection

10. **THE FORGE, 47 COLLITON STREET, DORCHESTER, DT1 1XH**
WD/D/14/002305 Listed Building Consent

Replace two windows in rear flat roofed extension, add glazing to rear door to garden, and remove an internal WC room, adjacent to the kitchen, installed by previous owner.

Conservation Area and Grade II Listed Building

No objection

11. **6 CAMBRIDGE ROAD, DORCHESTER, DT1 2LR**
WD/D/14/002351

Erect single storey rear extension

No objection

12. **9 OLGA ROAD, DORCHESTER, DT1 2LY**
WD/D/14/002147

Erect porch at rear of property

Conservation Area

No objection

13. **7 HERRINGSTON ROAD, DORCHESTER, DT1 2BS**
WD/D/14/002301

Erect single storey dwelling

Recommend refusal.

The provision a dwelling to the rear of 7 Herringston Road would be out of character with the established pattern and lower density of development within the locality, and having regard to the plot size of the proposed dwelling this would be overdevelopment of this part of the existing site. This development would be contrary to the objectives of Policies DA5 and DA7 of the WDDC Local Plan (2006). Concerns were raised about traffic access issues to and from the site and by the busy nature of the road, parked cars in the vicinity, limited visibility due to mature trees along the roadside, there were considered to be many safety issues. This development would be contrary to the objectives of Policy AH14 of the WDDC Local Plan (2006).

14. **SECTOR 2.83B SOUTH WEST QUADRANT**
WD/D/14/002265
Construction of a semi-detached bungalow to incorporate two dwellings, each with two bedrooms
No objection

15. **LAND ADJACENT SHOWROOM AND MILL HOUSE, MILLERS CLOSE, DORCHESTER**
WD/D/14/002401
Change of use of land from storage and parking, to display and sale of vehicles
No objection

16. **2 CLARENCE ROAD, DORCHESTER, DT1 2HZ**
WD/D/14/002177
Demolish rear lean-to. Infill extension to side. Internal alterations. Raise roof and form new bedrooms to roof area with dormers to the front elevation
Recommend refusal. Having regard to its overall density and resulting prominence within the street scene at the corner junction of Coburg Road and Clarence Road, the development will be detrimental to the character of the area and the street scene.
This development would be contrary to the objectives of Policies DA5 and DA7 of the WDDC Local Plan (2006).

17. **2 OLGA ROAD, DORCHESTER, DT1 2LX**
WD/D/14/002198
Rear First Floor Extension
Conservation Area
No objection

18. **29 WESSEX ROAD, DORCHESTER, DT1 2NU**
WD/D/14/002466
Single storey rear extension to produce ground floor bedroom and shower room
No objection