

Dorchester Town Council

Planning and Environment Committee

2 February 2015

Present: Councillors V. Allan, C. Biggs, R. Biggs, T. Harries, S. Hosford (Chair), F. Kent-Ledger, T. Loakes, M. Rennie, R. Potter and D. Roberts

Apologies: Councillors K. Armitage, S. Jones, T. Jones, P. Mann (Mayor) and D. Taylor

71. **Declarations of Interest**

Councillor Roberts declared a personal interest in planning application WD/D/14/003247 as his partner used these premises. Councillors Kent-Ledger, Rennie and Hosford declared a personal interest in planning application WD/D/15/000024 as trustees of the Municipal Charities.

72. **Minutes**

The Minutes of the meeting of the Committee held on 5 January 2015 were confirmed and signed by the Chairman as a correct record.

73. **Minute Update Report**

Minute 32/14 (1 September 2014)

Dorchester Prison Site

The Chairman considered that the meeting regarding the development of the former Prison site was a positive step forward. Comment was made about the talk of an application being made to de-list the stone gateway on the site and the Committee Clerk was asked to look into this.

Minute 66/14 (5 January 2015)

Planning Applications

As the Town Council had still not received a response to the letter sent to the Chief Executive of WDDC on 20 November 2014, the Committee Clerk was asked to send a follow up letter chasing this up.

Minute 96/14 (28 April 2014)

Prohibition of Cycling – Druids Walk, Dorchester

The Vice Chairman reported that DCC would be starting work on a cycle link between Weymouth Avenue and Castle Park via Minerva Close on 23 February 2015.

Minute 68/15 (5 January 2015)

Planning Applications

The Committee Clerk reported that planning application WD/D/14/002876 would be considered by WDDC's Development Control on 12 February 2015 and she advised that since the plans had been amended, with the transmission dish being replaced with a pole, WDDC's Conservation Officer had withdrawn their objection to the application.

Minute 44/14 (6 October 2014)

Planning Applications

The Committee Clerk reported that outline planning application WD/D/14/002066 would be considered by WDDC's Development Control on 12 February 2015. Members reiterated their opposition to the application and considered that it was important for a Town Council representative to attend the meeting to express their views. The Chairman or Councillor Allen agreed to attend the meeting. There was discussion about possible S106 contributions this development could generate.

Resolved

- i) That the Minute Update Report be noted.

As a member of West Dorset District Council's Development Control Committee, Councillor Potter did not participate in the following agenda item.

74. Planning Applications

Councillor Loakes lived in a property adjoining the site of WD/D/14/003091 and having taken advice from WDDC's Monitoring Office, to avoid any appearance of bias she addressed the Committee as a member of the public and then left the meeting for the consideration of this application only which was taken as the first item.

Councillor Loakes raised number of concerns about WD/D/14/003091 and particularly commented on the negative impact on the Mill Stream, the change of character of the area, parking problems and limitations in the road, overdevelopment of the site and the impact on the Conservation Area.

Several local residents addressed the Committee about WD/D/14/003091, supporting the comments made by Councillor Loakes and also raising their concerns about the impact of pile driving on local wildlife, access for emergency vehicles, limited parking in the road, increased traffic causing safety concerns, accessibility of the proposed parking spaces, impact on neighbours amenity and overlooking.

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.

Councillor R Potter rejoined the meeting.

73. Decisions on Planning Applications

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note.

Chairman

Dorchester Town Council**Planning applications considered by the Planning and Environment Committee on 2 February 2015**

1. **UNIT 1-2a, GREEN SQUARE, GROVE TRADING ESTATE, DORCHESTER, DT1 1ST
WD/D/14/003049**
Raise roof and change from a lean-to style to an apex style. Installation of new roof supports and reclad building. Demolish and reconstruct front wall.
No objection
2. **35 MONMOUTH ROAD, DORCHESTER, DT1 2DE
WD/D/14/003030**
Two storey built up over single storey extension
No objection
3. **70 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES
WD/D/14/002988**
Replacement garage and single storey rear extension
No objection however the Committee requested that, if the application was approved, a planning condition be added to the effect that: the development permitted shall not be occupied at any time other than for purposes which form an integral part of the planning unit known as 70 Maiden Castle Road as indicated as being within the red line on the approved plan.
4. **30 SHASTON CRESCENT, DORCHESTER, DT1 2EB
WD/D/14/003073**
First floor extension
No objection
5. **59 MANOR ROAD, DORCHESTER, DT1 2AZ
WD/D/14/003132**
Erect integral double garage
No objection
6. **4 HIGH EAST STREET, DORCHESTER, DT1 1HS
WD/D/14/003251 Listed Building Consent**
Remove an existing vacant derelict former external WC. Create a new semi-ambulant WC with internal access
Conservation Area and Grade II Listed Building
No objection
7. **3-4 HOLLOWAY ROAD, DORCHESTER, DT1 1LF
WD/D/14/003091**
Demolish the existing single storey buildings and build 3no. new three bedroom, two storey dwellings
Conservation Area
Recommend refusal. The Committee heard from a number of local residents and Members had a number of concerns about the development:
 - It would not preserve or enhance the Conservation Area

- It would have a negative impact on the street scene by creating a corridor effect in the street and a reduction in natural light
- Local distinctiveness would be unacceptably compromised
- The positioning of the buildings does not respect the relationship with the adjoining Mill Stream
- It would not be in harmony with the area as a whole
- It would have a significant adverse impact on the amenity of neighbouring residential properties through loss of privacy both in Holloway Road and to the north. The mass of the development would also be overbearing to neighbouring residents.
- It would generate a level of activity (increased traffic and subsequent compromising of existing parking provision) that detracts significantly from the amenity and quiet enjoyment of residential properties.
- It would erode the integrity of the adjoining Mill Stream (particularly during the construction phase due to disruption from piling), which is designated as a Green Corridor and was part of the Dorchester Mill Stream Enhancement Scheme through the Dorset Wildlife Trust. As such, this area was considered to be an important and rare habitat for wildlife, including water voles (designated as a rare species).
- Para 3.3.27 of the Adopted Local Plan states that 'The District Council will consult English Nature on planning applications wherever it is aware that a protected species may be present' but English Nature are not listed on DorsetForYou as a consultee for this application.
- It does not safeguard the land around the Mill Stream which is land of nature conservation interest.

Therefore the development would be contrary to Policies SA12, SA21, DA1, DA2, DA3, DA5, DA6, SA7 and SA11 of the Adopted Local Plan and Sections 7, 11 and 12 of the National Planning Policy Framework.

**8. THE SALVATION ARMY, DURNGATE STREET, DORCHESTER, DT1 1NA
WD/D/14/003247**

Change of use to gym and health club
Conservation Area and Grade II Listed Building
No objection

**9. 2 CLARENCE ROAD, DORCHESTER, DT1 2HZ
WD/D/15/000022**

Infill extension & altering roof to form living accommodation to first floor, new porch
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) and Section 7 of the National Planning Policy Framework.

**10. 9 FORDINGTON GREEN, DORCHESTER, DT1 1LU
WD/D/14/003300 + WD/D/14/003301**

Demolish sub-standard rear additions and erect extension. Install ensuite shower-room and cloakroom
Conservation Area and Grade II Listed Building
No objection

11. **40 LONDON ROAD, DORCHESTER, DT1 1NE**
WD/D/15/000038
Replace a rear conservatory with a single storey, dual pitched rear extension
No objection

12. **4 LADOCK COURT, POUNDBURY, DORCHESTER, DT1 3AX**
WD/D/15/000047
Two storey side and rear extension
Recommend refusal: The Committee considered that the development, by reason of its scale and position, would be contrary to the character of the area and would have a negative impact on the street scene. Also it appeared to go against the inherent principles of the original design concepts detailed in the Poundbury Development Brief. As such the development would be contrary to Policies DA5 and DA7 of the Adopted Local Plan and Section 7 of the National Planning Policy Framework.
The comment was made that the boundary of the property shown on plan 1356-01 did not accord with the boundary shown on plan 1356-05C.

13. **42 BUCKINGHAM WAY, DORCHESTER, DT1 2BP**
WD/D/15/000130
Erect single storey extension
Recommend refusal. This development, by reason of its scale and position, would appear unduly dominant and prominent when viewed from the east, detracting from the character of the area and being visually detrimental to the street scene. It would appear to be a change to the design concept of the original estate development. As such the development would be contrary to Policies DA5 and DA7 of the Adopted Local Plan and Section 7 of the National Planning Policy Framework.

14. **DAMERS FIRST SCHOOL, LISCOMBE STREET, POUNDBURY, DORCHESTER**
WD/D/15/000123
Section 73 application for variation to condition 3 and removal of condition 10 of planning permission WD/D/14/001915 (New Build First School).
No objection

15. **Plots 221A and 221B with associated bin store, Land North of Damers School, Gallows Down Lane, Poundbury, Dorset**
WD/D/15/000073
Erection of a single dwelling, resubmission of FOG 221 (Sector 3.32) and associated bin store
No objection

16. **5 SOUTH STREET, DORCHESTER, DT1 1BL**
WD/D/15/000032 + WD/D/15/000051
Retain and re-paint existing aluminium shop front Vision Express brown/black pantone 440. Replace existing green tiles on shop front and stall risers with new off white/cream tiles.
Conservation Area
Recommend refusal: The application is contrary to the Town Council's policy on internally illuminated shop signage.

17. **8 FORDINGTON DAIRY, ATHELSTAN ROAD, DORCHESTER, DT1 1FD**
WD/D/14/002842 Listed Building Consent
Repair/replacement of decayed or rotten fabric (mainly wood)
Conservation Area and Grade II Listed Building
No objection

18. **10 WHETSTONES, WEST WALKS, DORCHESTER, DT1 1AW**
WD/D/15/000024
Alterations to bedsit flat to convert to use as common room
Conservation Area
No objection