

Dorchester Town Council

Planning and Environment Committee

30 March 2015

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

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

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

81. **Minutes**

The Minutes of the meeting of the Committee held on 2 March 2015, adopted by Council on 24 March 2015, were confirmed and signed by the Chairman as a correct record.

82. **Minute Update Report**

i) Minute 40/14

Charles Street Development Scheme

West Dorset District Council Members advised that English Heritage had objected to the development on two main grounds relating to the archaeological plans and design.

ii) Minute 62/14

Planning Applications

The Committee noted the response from WDDC and were extremely disappointed that one of the key issues raised, regarding the length of time it had taken to determine the Stratton House planning applications, had not been addressed. Members agreed that a further letter should be sent to WDDC reiterating their concerns.

Resolved

That a letter be sent to WDDC reiterating their concerns about the length of time it had taken to determine the Stratton House planning applications and the lack of response in recognising and addressing these concerns.

Resolved

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.

83. Planning Applications

Mr Notley and another local resident addressed the Committee about planning application WD/D/15/000299 and they expressed concerns about overlooking, parking, access and the loss of a tree.

Mrs Wilkinson addressed the Committee about planning applications WD/D/15/000372 and WD/D/15/000373 and she expressed her concerns about loss of privacy and overlooking.

Cllr Allen declared an interest in planning applications WD/D/15/000427 and WD/D/15/000448 as a director of Wessex Place Management.

Two directors of Wessex Place Management addressed the Committee about planning applications WD/D/15/000427 and WD/D/15/000448 and they expressed concerns about overdevelopment of the site, amenity issues for the basement accommodation and parking, particularly the lack of provision for visitors. Councillor Allen supported the comments made and she did not take part in the debate or vote on the applications.

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 Potter rejoined the meeting.

84. West Dorset, Weymouth & Portland Local Plan Main Modifications

The Chairman presented the main modification to the Local Plan linked to Dorchester and asked for Members' comments. There was a discussion on the usage and costs of a Park and Ride plus the wider parking problems across the Town. The flooding problems on the proposed site were mentioned as was the access to the site and the impact this might have on the cycle lane. Overall, there was support for a Park and Ride and the wider facilities this might offer.

Resolved

That WDDC be advised that the Town Council has noted the main modifications to the West Dorset, Weymouth & Portland Local Plan and has no specific comments to add.

85. Decisions on Planning Applications

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

Dorchester Town Council

Planning applications considered by the Planning and Environment Committee on 30 March 2015

1. **10A ACKERMAN ROAD, DORCHESTER, DT1 1NZ**
WD/D/15/000303
 Erect an aluminium conservatory to rear of property
 No objection

2. **FLAT 21, GROVE COURT, THE GROVE, DORCHESTER, DT1 1XL**
WD/D/15/000243
 Replacement of windows to the front of the property
 Conservation Area
 No objection

3. **UNIT B, BUILDING 10, 20 BUTTERMARKE T, POUNDBURY, DORCHESTER, DT1 3AZ**
WD/D/15/000298
 Change of Use of Commercial Unit from Approved Retail (B1) to D2 (Pilates Studio)
 No objection

4. **11 OLGA ROAD, DORCHESTER, DT1 2LY**
WD/D/15/000397
 To erect rear and side extension to the kitchen
 Conservation Area
 No objection

5. **LAND ADJACENT TO 13-15 CASTLE CLOSE, DORCHESTER, DT1 2JE**
WD/D/15/000299
 The erection of four, two bed flats to existing corner plot which lies to the south of flats 13/15 Castle Close. The four flats will share the proposed garden however each will be allocated one of the proposed car parking spaces. Each of the existing flats (13/15 Castle Close) will be provided with a private garden area and a carpark space. Proposed vehicular and pedestrian access to come from Castle Close.
 Recommend Refusal.
 Due to its position on the site, the development would have an adverse impact on the amenity of the neighbouring property through loss of privacy and overlooking. The proposed vehicle access and parking arrangements were considered to be inadequate and dangerous, both to road users in the Close and to pedestrians accessing 13 and 15 Castle Close. Members noted that Dorset Highways had not yet submitted a comment on the application as they had outstanding issues about the accuracy of the site plans.
 There were concerns about the potential loss of a tree, outside of the development site, in the direct line of the access route from the site to the highway. This tree (which was the responsibility of Dorset Works Organisation) had not been identified in the application form (Q15) and Members considered that this tree had significant amenity value for the area and added to the character of the Close.
 Therefore the development would be contrary to Policies AH14, DA1 and DA6 of the Adopted Local Plan and Sections 6 and 11 of the National Planning Policy Framework.

6. **8 QUEENS AVENUE, DORCHESTER, DT1 2EW**
WD/D/15/000382
Conversion from a Care Home into six self-contained flats
Conservation Area
No objection
7. **POPPIES DAY NURSERY DAMERS HOUSE, DAMERS ROAD, DORCHESTER, DT1 2JY**
WD/D/15/000415 Listed Building Consent
Remove roof tiles and replace with new
Conservation Area and Grade II Listed Building
No objection
8. **POUNDBURY PHASES 3 AND 4, PEVERELL AVENUE EAST, POUNDBURY**
WD/D/15/000379
Reserved matters application for the implementation of boulevard with double row of trees as required by condition 14 of Outline Planning Permission reference 1/D/09/001363
No objection
9. **THE OLD SCHOOL HOUSE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG**
WD/D/15/000372 + WD/D/15/000373
Change of use of offices to a single dwelling house and associated internal changes
Conservation Area and Grade II Listed Building
Recommend refusal. The use of this property as a residential dwelling would cause unacceptable loss of residential amenity through loss of privacy and overlooking to a neighbouring property. It was considered that this building should not be used for residential purposes unless significant changes could be made to mitigate against such loss of amenity.
The development would be contrary to Policy DA6 of the Adopted Local Plan and Section 7 of the National Planning Policy Framework.
10. **THE OLD RECTORY, SOMERLEIGH ROAD, DORCHESTER, DT1 1PD**
WD/D/15/000427
Change of use to residential. Conversion of building to 8no. residential dwellings.
Conservation Area
No objection to the change of use to residential and conversion to 8 residential dwellings in principle. However, there were concerns about a number of aspects of the development that Members considered should be addressed through planning conditions:
 - The area allocated for recycling/bin storage seemed to be inadequate for the number of properties and should be reviewed;
 - The parking layout did not appear to make best use of the available space, either through the number of parking spaces being provided nor for accessibility, and the turning space appeared to be insufficient;
 - Allocated visitors' parking spaces should be provided on site for the development so that existing visitors' spaces on the rest of the estate were not overburdened further;
 - Suitable provision should be made to protect the amenity of future residents of the flats/maisonettes with basement accommodation.

- 11. THE OLD RECTORY, SOMERLEIGH ROAD, DORCHESTER, DT1 1PD**
WD/D/15/000448
Erect 1no. new dwelling with associated garden and parking, to north of Old Rectory, Somerleigh Road, Dorchester
Conservation Area
Recommend refusal. The development would represent a visually incongruous addition to the main building that would neither preserve nor enhance the character and appearance of the Dorchester Conservation Area. The design of the development was not in keeping with the existing building and would be detrimental to both it and the Conservation Area.
Additionally the positioning of the parking space for the property and the access to it were convoluted and potentially dangerous.
Therefore the proposal would be contrary to Policies AH14, DA5, DA7, SA21 of the Adopted Local Plan and Section 12 of the National Planning Policy Framework.
- 12. 6 COPPER STREET, DORCHESTER, DT1 1GH**
WD/D/15/000029 + WD/D/15/000030
The RETENTION of an ATM installed through the front elevation. Replacing one of the existing windows and window frame with a laminate finished composite security panel incorporating the ATM fascia with black bezel surround and white illuminated lettering Free Cash withdrawals out of black background. Blue LED halo illumination to ATM surround.
No objection
- 13. 3 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE**
WD/D/15/000488
Single storey extensions & construct pitch roof over the utility room
No objection
- 14. 6 ALL SAINTS ROAD, DORCHESTER, DT1 1EL**
WD/D/15/000519
Single storey side and rear extension
No objection
- 15. STANTON, 24 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AQ**
WD/D/15/000439
Erect Two Storey Rear Extension and Reconfigured Porch
No objection