

# Dorchester Town Council

## Planning and Environment Committee

29 June 2015

Present: Councillors A. Canning, T. Harries, S. Hosford (Chair), F. Kent-Ledger T. Loakes, M. Rennie, R. Potter (Mayor) and D. Taylor  
Apologies: Councillors B Armstrong-Marshall, C. Biggs, R. Biggs, S. Jones and T. Jones  
Also Present: Councillor J. Hewitt

### 103. Minutes

The Minutes of the meeting of the Committee held on 1 June 2015 were confirmed and signed by the Chairman as a correct record.

Comments were made about some of the issues arising for double hatted councillors when it came to dealing with planning applications at district level when the Town Council had objected to such applications.

### 104. Minute Update Report

#### i) Minute 99/15 (1 June 2015)

##### Parking Issues

Members noted the responses received from the Interim Head of Parking and Traffic at WDDC and there was discussion on the points regarding the production of a new parking strategy by WDDC, the trial of solar powered lighting units and the timescale for analysing car park usage data.

Comment was made that the DTEP Working Group had received a strong indication that there would be more S106 money to be made available in the future.

#### Resolved

- i) That the Interim Head of Parking and Traffic at WDDC be advised that the Town Council welcomes the fact that WDDC is developing a new parking strategy for Dorchester and that he be invited to present this to the Committee at the earliest possible opportunity.
- ii) That the Interim Head of Parking and Traffic at WDDC be advised that the Town Council considers that the trial of solar powered lighting units should not be carried out in Wollaston Field car park but in a car park that has high usage at night, preferably Upper Fairfield.
- iii) That the Interim Head of Parking and Traffic at WDDC be asked to provide the Town Council with the summary of car park usage that is provided for the DTEP Working Group and he be asked to attend a future committee meeting to give a strategic view on the results of this data.

105. **Dorchester Prison Site**

Richard Winsborough and Graham Bloomfield of City & Country, the prison site developers, attended the meeting to provide an update on progress for the future development of the site.

Mr Winsborough spoke about the response to the first consultation event and how the information gathered from that would be presented at the next consultation event the following day. It now had to be decided which buildings would remain and which would be demolished and he confirmed that the Victorian cell block would be retained. The open spaces made by demolition would create the development opportunities to make the site financially viable. The next consultation event would show four possible development concepts and would outline the pros and cons of each. These concepts included a variety of different uses for the site including residential, open space, hotel and retail. He commented on the timetable for further consultation plus the submission of the planning application and he also summarised a number of the technical reports that would be required. City & Country liked to work openly with the community and local authorities and would remain in regular communication with all. Mr Winsborough appreciated the challenges raised by the development but stressed the importance of local knowledge and working together.

Councillors raised a number of points relating to the development including the importance of the archaeology of the site, working in partnership with the Civic Society, the need for affordable housing in the Town and the access difficulties of the site.

Mr Winsborough responded and said that he was aware of issues relating to archaeology on another site in the Town and that would inform their operation. The site, by its nature, would be expensive to develop but City & Country would be looking at all parts of the housing market and he wanted to be transparent about their intentions. Their highways consultant was assessing the access issues and the company would maintain open communications throughout the construction phase.

The Chairman thanked Mr Winsborough and Mr Bloomfield for their honest and informative approach and she said that the Town Council was looking forward to working in partnership with City & Country on this exciting project.

Councillor Potter left the meeting.

106. **Planning 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.

107. **Parking**

The Chairman presented the Town Clerk's report on progress on parking issues across the Town and she considered that there was now more of a will by the other

local authorities to work jointly on these issues.

There was discussion on how Members should best raise minor operational issues and Members considered there was a role for the Town Council in pursuing some such issues, particularly when it had been involved in initiating policy.

The Chairman mentioned the importance of keeping track of the parking report for the September meeting of the DTEP Working Group.

**108. Decisions on Planning Applications**

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note and agreed that a Member should attend WDDC's Development Control Committee on 9 July 2015 to put forward the Town Council's views on planning applications WD/D/15/000372 and WD/D/15/000373.

**Chairman**

**Dorchester Town Council****Planning applications considered by the Planning and Environment Committee on 29 June 2015**

1. **1 GEORGE TERRACE, BRIDPORT ROAD, POUNDBURY, DORCHESTER, DT1 3BB**  
**WD/D/15/001065**  
Erection of a rear single storey glazed verandah.  
No objection
2. **8 CORNHILL, DORCHESTER, DT1 1BA**  
**WD/D/15/001096 Listed Building Consent**  
Internal and external alterations  
Dorchester Conservation Area and Grade II Listed Building  
No objection
3. **6 WEYMOUTH AVENUE, DORCHESTER, DT1 1QS**  
**WD/D/15/000965**  
Convert building into 2 flats. Erect extension to form 2 apartments (Re-submission)  
Dorchester Conservation Area  
No objection
4. **38 LONDON ROAD, DORCHESTER, DT1 1NE**  
**WD/D/15/000347**  
Construct a single storey side extension  
No objection
5. **3 CORNHILL, DORCHESTER, DT1 1BA**  
**WD/D/15/001167 + WD/D/15/001168 Listed Building Consent**  
Alterations to the internally located air handling unit, moving the unit externally to rear of property and building up an external parapet to a flat roof, alterations to move air handling units, provision of removable steel reinforcement to floor at basement level for provision of ATM units.  
Dorchester Conservation Area and Grade II\* Listed Building  
No objection
6. **22 SHASTON CRESCENT, DORCHESTER, DT1 2EB**  
**WD/D/15/001199**  
Two storey side extension and single storey kitchen extension  
No objection
7. **6 ALL SAINTS ROAD, DORCHESTER, DT1 1EL**  
**WD/D/15/001205**  
Single storey side and rear extension  
Dorchester Conservation Area  
No objection
8. **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  
Dorchester Conservation Area

Recommend refusal. The Committee noted the amended plan for the new dwelling and although the design had been changed and the scale of the dwelling reduced slightly, their previous concerns remained the same i.e. 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 DA5, DA7, SA19, SA21 of the Adopted Local Plan, Policies ENV4, ENV10 and ENV12 of the Emerging West Dorset and Weymouth and Portland Local Plan and Sections 7 and 12 of the National Planning Policy Framework.

9. **4 WOODVILLE COURT, POUNDBURY, DORCHESTER, DT1 3TJ**  
**WD/D/15/001223**

Glazed enclosure of an existing rooftop terrace (under spire).  
No objection

10. **4 HIGH WEST STREET, DORCHESTER, DT1 1UJ**  
**WD/D/15/001270 Listed Building Consent**

Minor works to ground floor retail hall & rear corridor with associated works & decorations (including flooring)  
Dorchester Conservation Area and Grade II Listed Building  
No objection

11. **50 HIGH WEST STREET, DORCHESTER, DT1 1UT**  
**WD/D/15/001294 Listed Building Consent**

Minor internal modifications and the insertion of a new automatic smoke vent to communal staircase.  
Dorchester Conservation Area and Grade II Listed Building  
No objection

12. **49 SOUTH STREET, DORCHESTER, DT1 1DW**  
**WD/D/15/001332 + WD/D/15/001333**

Install new external signage including 2 no. internally illuminated lettering and logotype. 1 no. externally illuminated and new welcome sign. 2 no. internally illuminated ATM tablets with red LED strips. 1 no. internally illuminated chevron. New Accessible entrance directional signage. 1 no. A0 merchandising poster. Fit new gradient vinyl to front elevation. Install new graphic vinyl to front elevation.  
Dorchester Conservation Area and Grade II Listed Building  
Recommend refusal. The application is contrary to the Town Council's policy on illuminated shop signage in South Street. It is considered that all of the advertisements and the new graphics on the arched windows of the adjoining property, by reason of their modern style, modern materials and inappropriate illumination, seriously detract from the amenity of the Grade II listed building and neither preserve or enhance the character and appearance of the Dorchester Conservation Area. As such the development is considered to be unacceptable and contrary to Policies DA7, DA9, SA19, SA20 and SA21 of the West Dorset District Local Plan (2006), Policies ENV4, ENV10 and ENV14 of the Emerging West Dorset and Weymouth and Portland Local

Plan and Section 12 of the NPPF (2012).

13. **LAND ADJACENT SLYERS LANE, WATERSTON**

**WD/D/14/002611**

Erection of six wind turbines and construction of associated infrastructure.

Broadview Energy Limited has provided further information to West Dorset District Council in accordance with Regulation 22 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 in relation to the environmental statement submitted in support of the above planning application dated 3 October 2014.

No objection – the Committee noted the submission of the further information.

14. **LAND ADJ 61 OLGA ROAD, DORCHESTER, DT1 2LY**

**WD/D/15/001377**

Demolition of Single-Storey Outbuilding, Erection of 2 no. New Dwellings and Formation of New Pedestrian Access

Recommend refusal. The Committee considered that the proposed development would result in an unduly cramped form of development creating limited amenity spaces for both the host and new dwellings. The front elevations of the new dwellings were out of keeping with the area as a whole, by virtue of the porches protruding out from the natural building line in the road and the Committee considered that the front elevations should reflect the distinctive design of the host dwelling and the row of Victorian terraced houses to the west of the site i.e. with bay windows to the ground floor, direct entry front doors with a tiled pitched roof over. Therefore the development would be detrimental to and not preserve or enhance the character and appearance of the Dorchester Conservation Area.

As such the development is considered to be unacceptable and contrary to Policies DA3, DA5, DA7, and SA21 of the West Dorset District Local Plan (2006), Policies ENV4, ENV10 and ENV12 of the Emerging West Dorset and Weymouth and Portland Local Plan and Parts 7 and 12 of the NPPF (2012).