

Dorchester Town Council

Planning and Environment Committee

3 August 2015

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

109. Minutes

The Minutes of the meeting of the Committee held on 29 June 2015 (adopted by Council on 21 July 2015) were confirmed and signed by the Chairman as a correct record.

110. Minute Update Report

i) Minute 104/15 (29 June 2015) Parking Issues

The Chairman reported comparative statistics on the evening use of Wollaston Field and Upper Fairfield car parks and these indicated extremely low usage of Wollaston Field over this period. Members remained unconvinced at the rationale for using this car park for the trial of solar lights and they expressed their concerns about the installation of the lights in the car park which was designated as a scheduled monument. It was noted that there were specific requirements for undertaking works that affect scheduled monuments including applying to the Secretary of State for prior written permission.

Resolved

That West Dorset District Council be informed of the Town Council's concerns over the installation of the lights in the scheduled monument at Wollaston Field car park.

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

111. Planning Applications

The Committee considered the planning applications referred to the 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.

112. Dorchester Prison Site

The Chairman presented the Town Clerk's report regarding comments that the Town Council may wish to make as a formal response to stage two of City and

Country's consultation process on the future development of the Prison site.

Members supported the response points suggested by the Town Clerk, based on the Town Council's Position Statement, and also agreed to the additional statements being forwarded to City & Country.

Resolved

That City & Country be formally advised of the comments of the Town Council to their second stage consultation on the future development of the Prison site.

113. Dorchester Parking Review

The Committee Clerk presented the schedule of proposals from Dorset County Council for new Traffic Regulation Order (TRO) in Dorchester and Members considered each one. The Committee supported the proposed TRO for Dorchester and comments were made about adjusting the proposals for Alfred/Crowell Roads and Williams Avenue.

Resolved

That Dorset County Council be advised that the Town Council supports the proposed Traffic Regulation Order and requests that minor amendments be made to the proposals for Alfred/Cromwell Roads and Williams Avenue.

114. 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 it was agreed that, if possible, a Member should attend WDDC's Development Control Committee on 13 August 2015 to put forward the Town Council's views on planning applications WD/D/14/002449, WD/D/15/001377 and WD/D/15/000864.

Chairman

Dorchester Town Council**Planning applications considered by the Planning and Environment Committee on 3 August 2015**

1. **6 WESSEX WAY, DORCHESTER, DT1 2NR**
WD/D/15/001380
Erection of 1 no. New Dwelling and Formation of New Vehicular Access to Existing Dwelling
No objection

2. **4 ST THOMAS ROAD, DORCHESTER, DT1 2PA**
WD/D/15/001392
Dorchester Conservation Area
Single storey flat roof rear extension
No objection

3. **SITE 2.22 WEST OF CORSTON STREET, BRIDPORT ROAD, POUNDBURY**
WD/D/15/001360
Create one commercial unit and 28 flats/maisonettes arranged in 7 blocks with associated garages, parking and landscaping
Recommend refusal.
The Committee heard representations from the developer who outlined the application and a number of local residents who spoke against the development. The Committee considered that the proposed development by reason of its siting and layout would result in overdevelopment of the site leaving the resultant buildings at odds with the density of the buildings across the rest of Poundbury. By virtue of its layout and siting the development would result in poor living conditions for future occupiers of the site, particularly those living in Block 2. The position of Block 2, which was essentially in the middle of a car park, would be dominated by the vehicular movements generated by Block 1 and this would result in an oppressive and unsafe environment for future residents. The large increase in traffic generated by Block 1 would also have a detrimental impact on existing residents, both in terms of residential amenity and personal safety, by virtue of the increased traffic movements to and around the site and by traffic overspill adding to parking problems in the vicinity. The current layout for vehicular movement within the site was considered to be unsafe and impractical for both cars and pedestrians. There was also the potential for the increase in traffic generated by Block 1 causing congestion and conflicting traffic movements on the immediate and wider road network.
A suggestion was made that if there was to be a mix of commercial and residential on the site, these two elements and their parking provision should be kept completely separate so there were not competing demands from both and that the amenity of residents was protected.
The development therefore fails to meet the core planning principle in the NPPF to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings (Core Principles Para 17., Section 7 incl Paras 58/64/66 and Section 8. Para 69.).
Further concerns were the lack of any residential amenity, whether individual or communal, for future residents and the lack of green space on this prominent gateway to the Town was not visually attractive.

As such this development is considered to be contrary to Policies DA3, DA5, DA6, AH8a and AH14 of the WDDC Local Plan (adopted 2006), policies ENV11, ENV12 and ENV16 of the West Dorset, Weymouth and Portland Draft Local Plan and the NPPF (2012).

4. **11 TEMPLE CLOSE, DORCHESTER, DT1 2QL**
WD/D/15/000313
First floor extension above existing garage to provide additional bedroom and en-suite
No objection

5. **Manor Park C of E V A First School, Mellstock Avenue, Dorchester, Dorset, DT1 2BH**
WD/D/15/001319
Replacement of asbestos wall panels to existing building with render.
No objection

6. **10 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE**
WD/D/15/000994
2 storey rear extension to provide larger dining area and bedroom.

7. **CHURCH COTTAGE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG**
WD/D/15/000827 Listed Building Consent
Dorchester Conservation Area and Grade II Listed Building
Interior alterations
No objection

8. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT**
WD/D/15/000999
Dorchester Conservation Area and Grade II Listed Building
Change of use from office (B1) to residential (C3)
No objection

9. **22 HIGH EAST STREET, DORCHESTER, DT1 1EZ**
WD/D/15/001604 + WD/D/15/001605
Dorchester Conservation Area and Grade II Listed Building
Alterations & Change of Use to Ground Floor and Convert First Floor Offices (at rear) to Flat (Flat 6)
No objection