

**Dorchester Town Council**

**Planning and Environment Committee**

**4 April 2016**

Present: Councillors T. Harries, S. Jones, T. Jones, F. Kent-Ledger, R. Potter, M. Rennie and D. Taylor

Also Present: Councillors A. Chisholm and J. Hewitt

Apologies: Councillors C. Biggs, R. Biggs, A. Canning and S. Hosford

**162. Election of Chairman**

Councillor Kent-Ledger was elected Chairman for the meeting.

**163. Declaration of Interest**

Councillor Potter stated that as a member of WDDC's Development Control Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate on planning applications at this meeting but not vote on the decisions.

Councillor S. Jones stated that as a member of WDDC's Development Control Committee, she would keep an open mind on the planning applications and consider all information available at each stage of the decision process. She would take part in the debate and vote on planning applications at this meeting.

**164. Minutes**

The Minutes of the meeting of the Committee held on 7 March 2016 were confirmed and signed by the Chairman as a correct record.

**Minute 159/15 – Planning Applications**

The Committee Clerk reported that planning application WD/D/16/000168 – 3 Mellstock Avenue had been refused by WDDC.

**165. Minute Update Report**

**Minute 154 + 155/15 Planning Applications WD/D/15/002840 and WD/D/15/002841 – HM Prison, Dorchester**

The Committee noted that City & Country had advised that WDDC had employed the District Valuer to assess C&C's expert's financial appraisal. Members had some concerns that a completely independent assessment of the viability of the site was not being carried out but accepted the way the process was being undertaken.

**Resolved**

- i) That the Minute Update Report be noted.

**166. Dorchester West Station Access – Williams Avenue Loading/Unloading Lay-By**

The Committee were very pleased that a disabled access was eventually being provided to Dorchester West Station and the lay-by was part of this.

**Resolved**

That DCC be advised that Dorchester Town Council supports the making of the TRO (Drawing No DC3133/038/01/Orig) for Williams Avenue Loading/Unloading Lay-by.

**167. A35 Speed Limit**

The Committee considered the letter from WSP/Parsons Brinckerhoff regarding speed limits along the A35 and Members stated that they were happy with the speed limits on the A35 around Dorchester.

**Resolved**

That WSP/Parsons Brinckerhoff be advised that Dorchester Town Council is happy with the speed limits on the A35 around Dorchester.

**168. Dorchester Area Community Partnership (DACP)**

The Chairman presented the final report of the DACP and said that although it was sad that the Partnership had ended, it had undertaken some positive projects, some of which would be continuing. Members agreed with the Chairman's comments and particular mention was made of the good work of the Friends of Dorchester West Station.

Tess James, former Chairman of DACP, addressed the Committee and thanked the Town Council for their support they had provided.

Thanks were given to those that had chaired the DACP over the years.

**169. Planning Applications**

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

**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 S Jones left the meeting.

**170. Decisions on Planning Applications**

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note. It was reported that WDDC's Development Control Committee would not consider changing the opening hours of 17 Buttermarket as an alcohol licence, setting out the licencing hours, had already been granted.

**Chairman**

## Dorchester Town Council

### Planning applications considered by the Planning and Environment Committee on 4 April 2016

#### East Ward (Councillors T Harries/S Jones/F Kent-Ledger)

1. **CHURCH HALL, ST GEORGES CHURCH, HIGH STREET, FORDINGTON, DORCHESTER  
WD/D/15/000426 (Amended Plans)**

Replace hall windows and doors on the north & west elevations in timber, to match the existing details and decoration

Dorchester Conservation Area and Grade I Listed Building

No objection

#### North Ward (Councillors B Armstrong-Marshall/R Biggs/A Canning/S Hosford/T Loakes/ D Taylor)

2. **DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY  
WD/D/16/000304**

Construction of a new standalone radiotherapy suite consisting of two LINAC treatment bunkers, ancillary clinical and staff accommodation. Resurfacing adjacent car park, associated external works including lightweight covered walkway to connect to Dorset County Hospital main building. Replacement of the existing medical records store as the enabling phase of the works on the existing staff car park adjacent to Hydrotherapy

No objection

3. **HM PRISON DORCHESTER, NORTH SQUARE, DORCHESTER, DT1 1JD (Amended Plans)  
WD/D/15/002840 + WD/D/15/002841**

Change of use of the Main Cell blocks and Gatehouse to residential accommodation (use class C3) (60 Units) with an Interpretation space in the Gatehouse 48 sq m. Construction of new residential blocks and residential terrace (use class C3) (129 units) and associated landscaping and car parking. Demolition of a number of non-listed buildings. Alterations to a public realm and highways in North Square and The Bow.

Dorchester Conservation Area and Grade II Listed Building

The Committee viewed the revised plans and the Clerk outlined the changes proposed, details of which had been circulated prior to the meeting. The Clerk also summarised the representations that had been received since the revised plans had been published and commented on the ongoing concerns a couple of North Square residents. In view of the very thorough presentation given at the committee meeting on 3 February 2016, City & Country had not been invited to attend this meeting.

Members then considered the changes proposed that impacted on their previous representation and commented on those affected.

#### Comment v) re Highways

It was noted that Dorset Highways had not yet made formal representation to either the original or revised plans. Overall, the Committee accepted the proposed changes. There was discussion about the relative levels of the pavement and road at the Bow alongside the Municipal Buildings and there was uncertainty as to whether the pavement would be raised above road level. The main issue raised was that the Town Council would want to maintain

the disabled access into the Municipal Buildings, at this point, that was currently achieved by a dropped kerb.

Comment viii) re Commercial Space

The Committee had stated at the meeting on 3 February 2016 that it would accept the developer's proposal to remove the commercial space from the scheme and therefore it supported these revised plans.

Councillor Chisholm suggested that the open space to the front of the first gateway entrance into the Prison site, freed up by the removal of the commercial space, could be a suitable place for the statue of Thomas Hardy to be relocated. The Committee were all very supportive of this idea and considered that it would be an excellent site for the statue.

Comment x) re North Square

The Committee accepted that some local residents still had ongoing concerns but they considered that the changes proposed in narrowing the southern end of Block 1 did address the concerns they had previously raised making this part of the development acceptable in this town centre location and therefore it supported these revised plans.

The Committee was advised that City & Country were still trying to achieve purchase of the property adjoining Glyde Path Road and wished to provide a link through the Glyde Path Road as part of their proposals.

The Committee reaffirmed that, despite accepting the revised plans, its recommendation was still that applications WD/D/15/002840 and WD/D/15/002841 should be refused particularly in regard to the points made previously in Comment i) regarding affordable housing.

4. **UNIT 1, STRATHMORE HOUSE, 11 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3DX**  
**WD/D/16/000366**  
Erect six fascia signs & one wall mounted side hung sign on a commercial premises.  
No objection

South Ward (Councillors C Biggs/R Potter/M Rennie)

5. **112 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH**  
**WD/D/16/000477**  
First floor extension & two storey side extension. Internal & external alterations.  
No objection

West Ward (Councillor T Jones)

No applications