

## Dorchester Town Council

### Planning and Environment Committee - 6 June 2016

Present: Councillors C. Biggs, R. Biggs, T. Harries, J. Hewitt, S. Hosford, S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie and D. Taylor  
Apologies: Councillor A. Canning Also Present: Councillor G. Duke

#### 1. 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.

#### 2. West Dorset District Council and Weymouth & Portland Borough Council Local Plan

WDDC's Corporate Manager - Planning (Community and Policy Development) addressed the Committee giving an update on the review of the Local Plan, which was adopted in October 2015, following comments made by the Planning Inspector and the direction this gave. She spoke about the level of housing supply required until 2031 and beyond, the need for a long term strategy for Dorchester and the constraints of some of the option sites such as highways and heritage issues. Working Groups had been set up involving local Members and she described their role and the timetable for reporting. The District Council was keen to have early consultation with appropriate groups, including the Town Council.

Members then asked questions and discussed a number of points including future pressure on the Town's infrastructure, the impact of second/investment homes and the usefulness of the Town Council undertaking a Neighbourhood Plan.

The Chairman thanked the Corporate Manager for attending the meeting and she offered to come to future meetings as the review process progressed.

The Committee considered that it would not be purposeful to undertake a Neighbourhood Plan at this time but the extent of the Town boundary might need to be reviewed when development sites were identified.

#### 3. Minutes

The Minutes of the meeting of the Committee held on 3 May 2016 were confirmed and signed by the Chairman as a correct record.

#### 4. Minute Update Report

##### Minute 175/15 Parking Issues Monmouth Road (3 May 2016)

A South Ward Member reported on the recent meeting held with Dorset Highways' Community Highway Officer for Dorchester that had been very useful and the officer had been most supportive and helpful.

#### Resolved

That the Minute Update Report be noted.

5. **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.

6. **Dorset Highways - Primary Consultation for Traffic Regulation Orders**

a) **Great Western Cross Improvement - Victoria Road Access Only Order**

b) **Dorchester Transport and Environment Plan (DTEP)**

**High Street / Trinity Street Removal of Parking (No. 2066/1/186)**

c) **Dorchester Transport and Environment Plan (DTEP)**

**Glyde Path Road Closure**

The Committee considered these Dorset Highway's Traffic Regulation Order proposals and supported all three of them.

**Resolved**

That Dorset Highways be advised that Dorchester Town Council supports Traffic Regulation Orders:

a) Great Western Cross Improvement - Victoria Road Access Only Order

b) Dorchester Transport and Environment Plan (DTEP)

High Street / Trinity Street Removal of Parking (No. 2066/1/186)

c) Dorchester Transport and Environment Plan (DTEP)

Glyde Path Road Closure

7. **Draft Minerals/Waste Sites Plan Update 2016**

Committee members had looked at the update to DCC's Draft Minerals/Waste Sites Plan and were disappointed that Louds Mill was still identified as the preferred site for Dorchester's household recycling centre. Members considered that the wider area of land identified north west of Stinsford Hill should be the only household recycling centre for the town as this was a much more appropriate site being away from residential areas. The Committee reiterated the comments made at their meeting held on 21 September 2015 about these sites and agreed that these should be resubmitted to DCC.

**Resolved**

That DCC be advised that Dorchester Town Council considers that (Site WP10) Stinsford Hill is their first option for a Household Recycling Centre and Waste Transfer Facility and that it does not support the use of (WP11) Loudsmill for any use as a future waste site.

8. **WDDC - Application for works to trees:**

**WD/TP/16/00148 – Sunninghill Preparatory School, South Walks Road**

WDDC's Tree Officer had advised that this application was to be withdrawn and resubmitted and therefore the Committee agreed to defer consideration of this application. The Committee Clerk was asked to try and arrange a site visit before the Committee formally considered a future application for tree works on this site.

## Dorchester Town Council

## Planning applications considered by the Planning and Environment Committee on 6 June 2016

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

1. **UNIT 7, JONSON TRADING PARK, JONSON TRADING ESTATE, ENTRANCE LANE, DORCHESTER, DT1 1QB - WD/D/16/000501**  
Erection of a sign at entrance to trading estate (Retrospective)  
No objection
2. **2 ALFRED PLACE, DORCHESTER, DT1 1NW - WD/D/16/001033**  
Existing sunroom to rear elevation replaced with new single storey lean-to extension to existing footprint  
No objection

**North Ward (Councillors R Biggs/A Canning/S Hosford/T Loakes/D Taylor)**

3. **11 HIGH EAST STREET, DORCHESTER, DT1 1HS - WD/D/16/000350 + WD/D/16/000351**  
Erection of illuminated hanging sign  
Recommend refusal. It is considered that the hanging sign by reason of its modern style result in a garish and visually conspicuous appearance. This fails to preserve the special architectural and historic interest of this Grade II listed building, is detrimental to the setting of nearby listed buildings and fails to preserve or enhance the character or appearance of the Conservation Area. As such the development is considered to be contrary to Policies ENV4, ENV 10 and ENV 14 of the West Dorset and Weymouth and Portland Local Plan and Parts 7 and 12 of the NPPF (2012).
4. **45 COLLITON STREET, DORCHESTER, DT1 1XH - WD/D/16/000498 Listed Building Consent**  
Take out step at entrance doorway & form ramp with new handrail  
No objection
5. **40 LYDGATE STREET, POUNDBURY, DORCHESTER, DT1 3SJ - WD/D/16/000972**  
Erect extension  
No objection
6. **SITE 2.22 WEST OF CORSTON STREET, BRIDPORT ROAD, POUNDBURY - WD/D/16/000672**  
Create 1no. commercial unit and 43 flats/maisonettes arranged in 6 blocks with associated garages, parking, landscaping & boundary walls  
Consideration of this application was deferred as the planning authority had agreed, following a request from the applicant, to extend the deadline for representations.
7. **1 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE - WD/D/16/000746**  
Rectify damp in the south gable wall  
No objection
8. **3-4 AGRA PLACE, DORCHESTER, DT1 1DZ - WD/D/16/000756**  
Change of use of former cafe/restaurant with flat above into 3 no. houses and external alterations  
No objection
9. **FLAT 1, BENJAMIN FERREY HOUSE, SOMERLEIGH ROAD, DORCHESTER, DT1 1TL - WD/D/16/000641**  
Install gas central heating including as external flue

No objection

10. **83 BRIDPORT ROAD, DORCHESTER, DT1 2NH - WD/D/16/001030**

Demolish existing rear extension and replace with flat roof single storey extension

No objection

11. **12A WESSEX WAY, DORCHESTER, DT1 2NR - WD/D/16/000966**

Carry out alterations and extension to form new dwelling

No objection

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

12. **DUKES, PULLMAN COURT, COPPER STREET, DORCHESTER, DT1 1GA - WD/D/16/000499 + WD/D/16/000500**

Change of use of part of the building from Auction House (Sui Generis) to Cafe (A3) (Retrospective) + Erect one fascia sign (Retrospective)

No objection

13. **36 ROTHESAY ROAD, DORCHESTER, DT1 2DX - WD/D/16/000933**

Erect side extension and new vehicular access and hard standing for parking.

No objection

14. **1 MANOR ROAD, DORCHESTER, DT1 2AU - WD/D/16/000064**

Erection of detached garage with office & en-suite over. Extend existing driveway for vehicular access to garage. (Amended Plan)

No objection

15. **7 CAPITOL CLOSE, DORCHESTER, DT1 2QS - WD/D/16/001036**

Construction of new attached garage and two-storey side extension together with minor domestic alterations

No objection

16. **9 MISTOVER CLOSE, DORCHESTER, DT1 2EQ - WD/D/16/001034**

Erect extension and alterations

No objection

**West Ward (Councillors J Hewitt/T Jones)**

17. **APPIAN HOUSE, BOWLING ALLEY WALK, DORCHESTER, DT1 1XY - WD/D/16/000747**

Internal alterations to relocate staircase to former position, alter existing ground floor bedroom and form en-suite, alter basement area & minor layout change

No objection

18. **18 GARFIELD AVENUE, DORCHESTER, DT1 2EZ - WD/D/16/000968**

Erect two storey side extension & front porch

No objection

19. **8 & 10 WEYMOUTH AVENUE, DORCHESTER, DT1 2EN - WD/D/16/000710**

Single storey rear extension to approved link building

No objection

20. **1 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF - WD/D/16/001032**

Erect rear lean-to extension in existing footprint of original lean-to extension forming living area.

No objection

**Additional Applications**

21. **8 HIGH EAST STREET, DORCHESTER, DT1 1HS - WD/D/16/001090**  
Remove defective beam and install new steel beam with padstone supports  
No objection
  
22. **9 YORK TERRACE, BARNES WAY, DORCHESTER, DT1 2DP - WD/D/16/001084**  
Erect single storey rear extension.  
No objection
  
23. **18E PRINCES STREET, DORCHESTER, DT1 1TW - WD/D/16/000769 + WD/D/16/001150**  
Change of use from retail (Use Class A1) to 2no. guest bedrooms for The Wessex Royale Hotel  
(Use Class C1)  
No objection