

# Dorchester Town Council

## Planning and Environment Committee

3 October 2016

Present: Councillors C. Biggs, R. Biggs, A. Canning, J. Hewitt, F. Kent-Ledger, R. Potter and M. Rennie  
Apologies: Councillors T. Harries, S. Hosford (Chairman), S. Jones, T. Jones and D. Taylor

31. **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 and vote on planning applications at this meeting.

32. **Minutes**

The Minutes of the meeting of the Committee held on 5 September 2016 were confirmed and signed by the Chairman as a correct record.

**Minute 26/16**

The Committee Clerk advised that the Town Clerk's report on the future of the Charles Street development would be presented at the next meeting.

33. **Minute Update Report**

**i) Minute 27/16 (5 September 2016) – Victoria Road Post Office**

The Committee Clerk advised that although Post Office Ltd had decided not to move the Victoria Park Post Office to Poundbury Village Stores, it was likely that the future of this Post Office would be kept under review.

**Resolved**

That the Minute Update Report be noted.

34. **Planning Applications**

Councillor Kent-Ledger expressed a non-pecuniary interest in planning application WD/D/16/001711 as her husband was employed by the applicant.

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.

35. **Consultation on Proposed Changes to the Car Park Charges**

The Vice Chairman read out the Chairman's comments regarding WDDC's proposed changes to car park charges. She was particularly concerned that these changes were

actually imposing a change in policy and they did not take account of the town wide parking review currently being undertaken by DCC or WDDC's review of its own parking policy which was yet to be consulted on.

The Committee supported the comments made by the Chairman and was disappointed that changes to charges were being proposed before WDDC had formulated and consulted on their revised parking policy.

Members also considered that WDDC should be taking DCC's town wide parking review into account and working in partnership with them to consider the outcome and recommendations of all the current parking consultations and reviews.

Members noted that DCC were shortly introducing charging for staff parking at County Hall and considered that this would put further pressure on parking in residential areas.

#### **Resolved**

That WDDC be informed that the Town Council considers that the timing of proposed changes to car parking charges was inappropriate and that no changes should be considered until the review of WDDC's parking policy is complete. Additionally, the Town Council considers that WDDC should work together with DCC to consider the outcome of the DCC town wide parking review to inform WDDC's revised parking policy.

#### **36. Monmouth Road Parking Issues**

The Vice Chairman reported that following a meeting with relevant DCC officers, he could confirm that it had been made clear that no new residential permit parking schemes would be considered until the town wide parking review was complete, which was likely to be after November. He had been advised that the request for double yellow lines in the area was in the system and would be considered at the appropriate time.

Councillors were disappointed that the process of making requests to DCC for additional parking restrictions in the area had initially been encouraging but then had appeared to stall. It was noted that parking crossed three different departments within DCC and this inevitably led to some conflicts and that some communications had not been helpful.

The Committee would consider all requests that it had submitted to DCC again at its December meeting to assess and confirm the Town Council's 2017/18 priorities.

#### **37. West Dorset, Weymouth & Portland Local Plan: Five Year Housing Land Supply**

#### **Resolved**

That the information provided by West Dorset District Council's Corporate Manager, Planning (Community & Policy Development) regarding the most recent assessment of the District's five year housing land supply and the implications of this on planning decisions be noted.

38. **Decisions on Planning Applications**

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

39. **Urgent Items**

**a) WDDC planning application**

A Dorchester Town Councillor, also a West Dorset District Councillor, had received a complaint about WDDC's delay in deciding a planning application in High East Street and had asked for the Committee to take a view on this. The Committee Clerk had looked at the planning applications for Dorchester and while there were a few outstanding decisions, there did not seem to be a large scale issue.

The Committee agreed that it was not appropriate for the Town Council to become involved in an individual planning complaint and that the Councillor should make any representations directly to WDDC.

**b) Environment Agency – Wessex Appraisal Package Dorchester FAS  
Improvements – Option Appraisal Consultation**

The Chairman gave Committee members details of the Environment Agency's consultation event and asked if any Member could attend. It was agreed that the Committee Clerk would send full details to all Members seeking attendees.

**Chairman**

**Dorchester Town Council****Planning applications considered by the Planning and Environment Committee on 3 October 2016**

1. **5 SALISBURY TERRACE, SALISBURY STREET, DORCHESTER, DT1 1JT - WD/D/16/001923 + WD/D/16/001924**  
Erect two storey rear extension together with internal & external alterations (reinstatement of previously demolished extension under applications 1/E/94/000300 & 1/E/94/000282)  
No objection
2. **23 ICEN WAY, DORCHESTER, DT1 1ER - WD/D/16/001945**  
Formation of vehicular access and hard standing  
No objection
3. **1-2 HIGH WEST STREET, DORCHESTER, DT1 1UG - WD/D/16/001868**  
Installation of Wi-Fi AP units, associated cabling & customer signage  
No objection
4. **SUNNINGHILL PREPARATORY SCHOOL, SOUTH WALKS ROAD, DORCHESTER, DT1 1DT - WD/D/16/001791**  
Infill extension to existing classroom  
No objection
5. **SECTOR 3.40/41/42 NORTH EAST QUADRANT, POUNDBURY, PHASES 3 AND 4, PEVERELL AVENUE EAST, POUNDBURY - WD/D/16/001848**  
Approval of reserved matters appearance, landscaping & layout for outline permission 1/D/09/001363 - Erection of 1 unit, being a two bedroom dwelling, with allocated parking for residents  
No objection
6. **WADHAM HOUSE, 50 HIGH WEST STREET, DORCHESTER, DT1 1UT - WD/D/16/001925**  
Alterations to ventilation system  
No objection
7. **6A CORNHILL, DORCHESTER, DT1 1BA - WD/D/16/001946**  
Erection of 1no. fascia sign & 1no. projecting sign  
No objection
8. **12A WESSEX WAY, DORCHESTER, DT1 2NR - WD/D/16/000966**  
Carry out alterations and extension to form new dwelling (Amended Plans)  
Amended plans were provided and comments were required by 27 September 2016, therefore the Committee Clerk responded and Committee members were advised via email.  
No objection
9. **THE FIRESTATION, DELAPORT HOUSE, TRINITY STREET, DORCHESTER, DT1 1TU - WD/D/16/001711 (Amended Plans)**  
Demolition of Delaport House (The Fire Station), construction of a new 3m high brick perimeter wall with double gates and vehicle access crossover widening.

No objection

10. **33 CHESTNUT WAY, DORCHESTER, DT1 2PU - WD/D/16/002024**  
Erect two storey side extension & single storey porch extension  
No objection
11. **32 MANOR ROAD, DORCHESTER, DT1 2AU - WD/D/16/001858**  
Enlarge an existing single storey structure, new dual pitched roof. Erect two storey side extension.  
No objection subject to the window to the ensuite on the second floor (north east elevation) being fully obscure glazed.
12. **82 CELTIC CRESCENT, DORCHESTER, DT1 2TB - WD/D/16/001687**  
Remove existing rotten wooden fence and erect new 1.8 m high fence on pavement edge  
No objection
13. **39 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY - WD/D/16/001210**  
Two storey side extension forming garage, utility & kitchen to ground floor with bedroom & family bathroom to first floor and loft conversion. Single storey rear extension. Form high brick wall with wrought iron to boundaries (Amended Plans)  
No objection
14. **UNIT 1, RETAIL PARK, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY - WD/D/16/001928**  
Erection of 4no. signs  
No objection
15. **PETROL FILLING STATION, TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY - WD/D/16/001980**  
Install jet wash & associated ancillary works  
No objection
16. **3 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/16/002008**  
Construct brick walls & piers. Erect metal railings & gates along the south boundary & reconstruct the drive & parking area & lay block paviors  
Recommend refusal. The proposed boundary wall and railings would interrupt the open character of street frontages in the area, providing a dominating and unfriendly façade. The proposed boundary would form an incongruous feature, which would integrate poorly with the distinctiveness of the local area. As such, it would be a detriment to visual amenity and would be contrary to Policy ENV10 of the West Dorset, Weymouth and Portland Local Plan (2015).
17. **7 LOUISE ROAD, DORCHESTER, DT1 2LT - WD/D/16/002004**  
Erection of a two-storey rear extension, front single-storey porch and conversion of a side hipper roof to a gable construction  
Recommend refusal. This proposal, by reason of its mass, scale, and bulk, would be out of scale and proportion with the existing property, appearing unduly dominant and prominent when viewed from the rear and would represent overdevelopment of the site..  
Furthermore, having regard to the height, mass and scale, the proposed extension would be unduly prominent, overbearing and dominant when viewed from the rear of neighbouring

properties. The resultant overshadowing and oppressive impact of the extension would thus be detrimental to the residential amenities of both neighbouring occupiers and, therefore, this proposal is considered to be detrimental to the residential amenity of the area. As such the proposal is considered to be contrary to policies ENV12 and ENV16 of the West Dorset, Weymouth and Portland Local Plan and Sections 7 and 12 of the National Planning Policy Framework.

18. **16 NORTH SQUARE, DORCHESTER, DT1 1HY - WD/D/16/002026 Listed Building Consent**  
Replace/repair sash window & attic dormer casement window. Remove fibre cement tiles to main mansard roof. Install slate tiles to main & mansard roof & repoint chimney stack  
Dorchester Conservation Area and Grade II Listed Building  
No objection