

# Dorchester Town Council

## Planning and Environment Committee

3 January 2017

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

61. **Declaration of Interest**

Councillors S. Jones and Potter stated that as members of WDDC's Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting.

Councillors Kent-Ledger and Rennie both declared a personal interest in planning application WD/D/16/002597 as the applicant was Councillor Rennie's neighbour.

62. **Minutes**

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

63. **WDDC's Review of the West Dorset and Weymouth & Portland Local Plan**

The Town Clerk summarised the issues relating to WDDC's review of the West Dorset and Weymouth & Portland Local Plan and he put forward options for Members to consider in drawing up the Town Council's response to the consultation. The response needed to be focussed on the areas that were important to the Town Council and there were financial resources already allocated for professional support if required.

After some discussion, the Committee agreed that there would be no advantage in challenging the numbers within the Plan and that further development in the Dorchester area was inevitable and would benefit the economy of the town. There were concerns about the impact of growth on the Town's infrastructure and Members considered that this would be a key issue in the Town Council's response.

It was agreed that the Town Council should make contact with other local parish councils, look at partnership working with the Civic Society and liaise with the District Council, particularly in regard to their preferred sites.

It was also agreed that the Town Council should engage professional help to inform the Town Council in drawing up its consultation response and that a Working Group be formed to identify exactly what advice and support the Town Council needed and the brief for the professional help.

**Resolved**

That a Working Group of the Chairman, Vice-Chairman, the Mayor and Councillor Kent-Ledger, meet as soon as possible to draw up the specification of the Town Council's requirements for its response to the consultation on WDDC's review of the West Dorset and Weymouth & Portland Local Plan and also the brief for the professional help to be employed to advise the Town Council.

64. **Parking adjacent to Max Gate**

Councillors S and T Jones declared a personal interest in this item as they live in Syward Road.

Councillor S Jones was pleased that the increased opening of Max Gate was a success but this had led to a number of parking problems for residents in the immediate area, which she detailed, and she put forward some suggestions for improvements in Came View Road.

Neil Johnson, National Trust Building Surveyor, addressed the Committee and explained the proposals for a car park in Max Gate's paddock, which would remain multi use. He accepted that this proposal had taken some time to progress but the funding was now in place. The plans were in their final stages and some statutory consultee responses were still awaited. If planning approval was granted, the National Trust would start work straight away with the aim of completing the work by June.

The Committee considered that the proposed car park was a great improvement and appreciated the work put in to this.

65. **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.

66. **Decisions on Planning Applications**

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

67. **Urgent Item**

Following a request from a Member, it was agreed that the Committee would consider the Town Council's Internally Illuminated Shop Signage Policy at their next meeting.

**Chairman**

## Planning applications considered by the Planning and Environment Committee on 3 January 2017

1. **DEFRA, GOVERNMENT BUILDINGS, PRINCE OF WALES ROAD, DORCHESTER, DT1 1PY - WD/D/16/002503**  
 No objection. However, the Committee supported the comments made by the Design & Conservation Officer and the Tree Officer in regards to the landscaping of the site. Also the Committee requested that restrictions be put on the operating hours of the premises, to be in line with the other printing businesses in the immediate area to protect the amenity of local residents. There was also a request that the stone wall to the front/north boundary of the site (facing Prince of Wales Road) be retained.
  
2. **15 ALINGTON ROAD, DORCHESTER, DT1 1NS - WD/D/16/002597**  
 No objection.
  
3. **33 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/16/002554**  
 No objection.
  
4. **35 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/16/002553**  
 No objection.
  
5. **H M PRISON DORCHESTER, 7 NORTH SQUARE, DORCHESTER, DT1 1HY - WD/D/16/002697 + WD/D/16/002698**  
 Change of use of the main cell blocks & gatehouse to residential accommodation (use class C3) (60 units) with an interpretation space in the gatehouse. Construction of new residential blocks & residential terrace (use class C3) (128 units) & associated landscaping and car parking. Demolition of a number of non-Listed buildings. Alterations to public realm & highways in North Square and The Bow.  
 No objection.  
 The Committee supported the changes made to the previous application in respect of the changes to incorporate a terrace of houses, with a greater variety of massing, facing North Square with these buildings being set further north to increase the distance between the proposals and the existing dwellings on North Square. Members recognised the work undertaken by the developer to address previous concerns raised by local residents in these regards.  
 It also supported the proposal to introduce hips into both ends of each of the three pitched roof bays to all four residential buildings to reduce the massing relative to the Victorian cell block. There were concerns about the proposal to build a new 2 ½ storey building on land to the west of North Square and the Committee supported the comments made by Principal Inspector of Historic Buildings and Areas, Historic England:  
 ‘...reservations about the excessive scale and massing of the land adjacent to the existing cottage (currently in restaurant use) on the west side of North Square. ....our suggestion was for a building at a scale less (or perhaps equal to) the adjacent cottage/restaurant. This would provide the necessary degree of enclosure to North Square, but still allows views of the prison walls and buildings above; achieving a layered townscape view which could enhance the character and appearance of the conservation area. This is not achieved by the current proposals; the supplied wireline views demonstrate the proposed house here would block views to the prison site.  
 Recommendation:  
 We recommend that the design of the proposed building on the north side of North Square is refined to deliver a more effective presence in the townscape, acting as a gateway to the restored prison complex and signposting its presence. However we recommend that the scale and massing of the proposed building to the west side of North Square is reduced, in order to allow views of the restored prison complex beyond.’

6. **FLAT 4, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU - WD/D/16/002476**  
Replacement of Existing Timber Windows with uPVC  
No objection.
7. **2 COLLITON STREET, DORCHESTER, DT1 1XH - WD/D/16/002475**  
Internal and external alterations, repair and restoration works  
No objection.
8. **78 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ - WD/D/16/002549**  
Erect two storey extension  
No objection but if the application was to be approved, the Committee requested that a planning condition be added restricting the occupation of the building for purposes which form an integral part of the planning unit known as 78 Mellstock Avenue.
9. **14 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/16/002685**  
Extend garage on ground floor, and first floor extension  
No objection.
10. **6 LORNE ROAD, DORCHESTER, DT1 2LQ - WD/D/16/002684**  
New main entrance porch  
No objection.
11. **6 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/16/002630**  
Erect main entrance porch and two storey rear extension  
The Committee considered that it was not possible to comment on this application as plans of the north elevation of the property that fronted Mellstock Avenue and that would show the detail of the main entrance porch were not available to view on DorsetForYou.  
A ward councillor had previously raised this point with the Planning Authority.
12. **GARAGE BLOCK AND FORECOURT, WHITFIELD ROAD, DORCHESTER - WD/D/16/002572**  
Demolition of existing garages and erect five flats over nine garages with pedestrian link through to St John Way with associated hard landscaping and parking  
No objection.
13. **3 DARTMEET COURT, POUNDBURY, DORCHESTER, DT1 3SH - WD/D/16/002650**  
Rear single storey lean to extension forming living area with wood burner. Part conversion of ground floor garage to form kitchenette & shower room.  
Recommend refusal. The Committee considered that this proposal was against the spirit of the original Poundbury Development Brief (Supplementary Planning Document) and would cause the loss of a potential work space and garage. The scale of the building would no longer reflect the purpose for which it was originally proposed and therefore would be contrary to Policy ENV. 12 of the Weymouth & Portland and West Dorset Local Plan.  
If the application was to be approved, the Committee requested that a planning condition be added restricting the occupation of the building for purposes which form an integral part of the planning unit known as 3 Dartmeet Court.
14. **SECTOR 3.62 A & B CROWN HALL, CROWN SQUARE, POUNDBURY - WD/D/16/002842**  
Approval of reserved matter layout of outline planning permission 1/D/12/000082 - Erect 505 dwellings, 6,254 sq. m. of commercial floorspace together with associated garages, roads, accesses and open space. Reserved matters pursuant to outline planning permission 1/D/09/001363  
No objection.