

# Dorchester Town Council

## Planning and Environment Committee

6 February 2017

Present: Councillors C. Biggs, T. Harries, J. Hewitt, S. Hosford (Chairman), F. Kent-Ledger, R. Potter, M. Rennie

Apologies: Councillors R. Biggs, A. Canning, S. Jones and D. Taylor

68. **Declaration of Interest**

Councillor Potter stated that as a member of WDDC's Planning 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 but not vote on planning applications at this meeting.

69. **Minutes**

The Minutes of the meeting of the Committee held on 3 January 2017 were confirmed and signed by the Chairman as a correct record.

The Committee Clerk updated Members on the progress of the appeal for the Dorchester Prison site and the current planning applications for the site.

70. **Development of Dorchester's Centre**

Stephen Hill, Strategic Director, West Dorset District Council addressed the Committee and gave Members an update on the development of Dorchester's centre that was detailed in a report going to WDDC's Executive Committee. The report was based on the results of soft market testing carried out and was informed by the archaeological peer review, which was a large document. The next stage would be to prepare a 'Development Strategy' for the town centre and a budget had been allocated to resource this.

There had been a good level of response to the soft market test from retailers and developers and this indicated that there was a market for a mixed development of the Charles Street site, on a smaller scale than previously considered. If a smaller scale development was delivered, there would be the requirement for further retail provision in the town and WDDC were now looking at other town centre sites to provide this.

Members raised concerns about the impact of developing car park sites on parking levels in the town and questioned where replacement parking would be provided. Mr Hill advised that WDDC would be carrying out a review of parking demand and capacity, supplemented by DCC's current review.

Other points mentioned were the intention for the Wednesday market to retain a presence in the town, the inclusion of other retail areas within the Town as part of the wider 'Development Strategy', the possibility of further archaeological investigations being carried out and the aim to provide a better retail and visitor experience.

The Chairman thanked Mr Hill for attending and providing a useful update.

71. **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.

72. **Proposed Definitive Map Modification Order – Antelope Walk**

The Committee considered the proposed modification order FP5, Dorchester (Antelope Walk) and had no comment to make on this.

73. **Illuminated Shop Signage Policy**

A South Ward member advised that there had appeared to be some confusion about the Town Council's Internally Illuminated Shop Signage Policy at the last meeting of WDDC's Planning Committee which was why she had suggested that the Committee look at the Policy again.

The Committee considered the Town Council's Policy and agreed that when using this, any comments made to WDDC should align more with their Policy EN14, which related to Shop Fronts and Advertisements. The Committee Clerk was asked to provide a copy of Policy ENV14 for Members to refer to at Committee meetings.

74. **Decisions on Planning Applications**

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

75. **Urgent Item**

The Committee noted that DCC was intending to withdraw its subsidy for running buses on routes 1, 2 and 6 in the town.

Members were very concerned about this particularly as this was likely to create further increases in the numbers of cars being brought into and parking in the town. It was agreed that the Town Council should take a strategic view on this issue and consider whether it had any role in this service.

**Resolved**

That Policy Committee be requested to consider DCC's decision to withdraw its subsidy for running buses on routes 1, 2 and 6 in the town and to look at whether the Town Council had any role in alleviating the impact and implications of this decision.

**Chairman**

**Planning applications considered by the Planning and Environment Committee on 6 February 2017**

1. **FLAX FACTORY, ST GEORGES ROAD, DORCHESTER, DT1 1PE - WD/D/16/002781**  
Outline application for the erection of 8 no. dwellings  
No objection
2. **8 SOUTH STREET, DORCHESTER, DT1 1BL - WD/D/16/002528 + WD/D/16/002530**  
Erect single storey flat roof rear /side in-fill extension  
No objection
3. **1 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE - WD/D/16/002706**  
Erect company fascia signage & hanging sign  
No comment – approved 31 January 2017
4. **1 HAMSLADE GREEN, POUNDBURY, DORCHESTER, DT1 3DP - WD/D/16/002826**  
Extend height of existing garage  
No objection
5. **6 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE - WD/D/17/000045 + WD/D/17/000046**  
Conversion of upper floors from offices to 3 no self contained flats  
No objection
6. **6 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/16/002630**  
Erect main entrance porch and two storey rear extension  
No objection
7. **5 LEGION CLOSE, DORCHESTER, DT1 2RQ - WD/D/17/000021**  
Erect rear 2 storey extension  
No objection
8. **70 COBURG ROAD, DORCHESTER, DT1 2HR - WD/D/16/002779**  
Extend dropped kerb  
No comment – approved 30 January 2017
9. **11 CLARENCE ROAD, DORCHESTER, DT1 2HF - WD/D/16/002877**  
Erect Single storey kitchen extension  
No objection
10. **19 LOUISE ROAD, DORCHESTER, DT1 2LT + WD/D/16/002903**  
Single storey flat roof side extension forming living area & porch  
No objection
11. **13 GARFIELD AVENUE, DORCHESTER, DT1 2EY - WD/D/17/000059**  
Erect Two Storey Extension to incorporate through floor lift  
No objection

12. **1 SALISBURY TERRACE, SALISBURY STREET, DORCHESTER, DT1 1JT - WD/D/16/002519**  
Replace weathered gable date stone to match original carving/inscription  
No objection
13. **5 VICTORIA ROAD, DORCHESTER, DT1 1SB - WD/D/17/000096**  
Single storey conservatory to rear elevation  
No objection
14. **36 SOUTH STREET, DORCHESTER, DT1 1DD - WD/D/17/000001**  
Replacement of metal and softwood windows with uPVC  
No objection
15. **MERCEDES BENZ OF DORCHESTER, MILLERS CLOSE, DORCHESTER, DT1 1SS -  
WD/D/17/000140**  
Erect signage  
Unable to comment as plans not available