

Dorchester Town Council

Planning and Environment Committee

3 April 2017

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

85. Declaration of Interest

Councillor R Biggs, Vice Chairman of the Committee, took the chair for the meeting in the absence of the Chairman and he declared a personal interest in the agenda item regarding West Dorset District Council's review of the Local Plan as an employee of the Ministry of Defence.

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 S. Jones, T. Jones and Taylor all declared a personal interest in planning applications WD/D/16/002934 + WD/D/17/000483 as members of Dorset County Museum.

Councillor Loakes lived in a property adjoining the site of WD/D/17/000555 and having taken advice from WDDC's Monitoring Office, to avoid any appearance of bias she stated that she would address the Committee as a member of the public and then leave the meeting for the consideration of this application only.

86. Minutes

The Minutes of the meeting of the Committee held on 6 March 2017 were confirmed and signed by the Chairman as a correct record.

87. Planning Applications

Councillor Loakes addressed the Committee on planning application WD/D/17/000555 and then left the meeting for the consideration of this application.

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.

88. West Dorset District Council Review of the Local Plan

The Chairman presented the final response report, drawn up by Feria Urbanism, following consultation with interested parties and workshops with Members.

The Committee commented on various aspects of the report and some typographical errors were noted as well as an amendment regarding the status of the old military barracks. The need for a Masterplan for any future large development was stressed and it was hoped that West Dorset would take on board and action the Town Council's comments and questions.

Roger Whalley, representative of Dorchester Civic Society, addressed the Committee and he outlined the points that the Society had made in its response to the consultation. The Society had taken a different tactical approach in its response, it had not indicated any preference for any site and had set out a number of tests for development.

A member of the public addressed the Committee expressing his views on the Town Council's response document. He considered that its response could be seen as supporting certain sites and he was pleased that the Town Council had stated that it was keen to engage with other council's through the Local Plan process.

The Committee noted the comments made.

Resolved

That subject to the amendments noted, the Town Council's final response to West Dorset District Council's consultation on the West Dorset, Weymouth & Portland Local Plan review be submitted to them.

89. **Decisions on Planning Applications**

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

Chairman

Dorchester Town Council

Planning applications considered by the Planning and Environment Committee on 3 April 2017

1. **3-4 HOLLOWAY ROAD, DORCHESTER, DT1 1LF - WD/D/17/000555**

Demolish the existing single storey buildings and build 2no. new three bedroom, two storey dwellings

Dorchester Town Council recommends refusal of this planning application (for the reasons given below) and if the planning officer is minded to recommend approval of this planning application, the Town Council requests that it is referred to the Planning Committee for decision and that the Committee undertakes a site visit.

The Committee heard from a number of local residents expressing their concerns about various aspects of the proposed development. In particular they had concerns about land instability, road safety, negative impact on the Conservation Area, loss of light to neighbours, flood risks, stones of historic merit being preserved from the existing central building and a recent report indicating the presence of water voles on the site.

A point was also made that Mill Street Housing had recently had a property to let in Holloway Road and because of front door accessed directly on to the street then it had been advertised as unsuitable for occupation for families with children.

The Committee considered the details of the application, the plans and the comments made by residents and while thinking that this application was an improvement to that previously refused, Members still had a number of concerns that meant that they could not support the application and particular issues of concern about the application were:

- It would not preserve or enhance the Conservation Area
- It would create a reduction in natural light to neighbouring properties
- The positioning of the buildings does not respect the relationship with the adjoining Mill Stream
- It would have a significant adverse impact on the amenity of neighbouring residential properties through loss of privacy both in Holloway Road and to the north. The mass of the development would also be overbearing to neighbouring residents.
- It would generate a level of activity (increased traffic and subsequent compromising of existing parking provision) that detracts significantly from the amenity and quiet enjoyment of residential properties.
- It would erode the integrity of the adjoining Mill Stream (particularly during the construction phase due to disruption from piling), which is designated as a Green Corridor and was part of the Dorchester Mill Stream Enhancement Scheme through the Dorset Wildlife Trust. As such, this area was considered to be an important and rare habitat for wildlife, including water voles (designated as a rare species). A local ward member had stated that she had a recent report evidencing the presence of water voles in the site area but this was not mentioned in the applicant's ecological survey.
- Para 3.3.27 of the Adopted Local Plan states that 'The District Council will consult English Nature on planning applications wherever it is aware that a protected species may be present' but English Nature is not listed on DorsetForYou as a consultee for this application.
- It does not safeguard the land around the Mill Stream which is land of nature conservation interest.

Reasons for refusal:

The Committee considered that this proposal by virtue of the modern finish and design of the proposed dwellings does not respond to the character of the surrounding area or relate well to other vernacular buildings in the vicinity. As such, it is considered that this proposal will not reinforce local distinctiveness or preserve/enhance the character of the street scene, Conservation Area or setting of adjacent/nearby listed buildings and is therefore contrary to policies ENV4, ENV10, ENV11, ENV12 and ENV16 of the West Dorset, Weymouth & Portland Local Plan and sections 7 and 12 of the NPPF.

Having regard to the resulting height and proximity of dwelling A in relation to 3a Holloway Road, it is considered that this proposal will have a significant impact on this neighbour's amenity through loss of light to their first floor east facing window and also result in their entire private rear garden/balcony area being dominated by the red brick retaining wall between the two properties. Furthermore, it is considered that the resulting height and proximity of the new dwellings facing towards cottages on the south side of Holloway Road, will result in loss of light and a significant overbearing impact to these properties (in particular numbers 28 to 34 Holloway Road). As such, it is considered that this proposal is contrary to policies ENV12 and ENV16 of the West Dorset, Weymouth & Portland Local Plan and section 7 of the NPPF.

It is considered that this proposal could potentially impact on fluvial flood zones (increasing risk of flooding elsewhere) because of its encroachment within the adjacent Main River (Mill Stream) channel. Therefore, it is considered that this proposal is contrary to policy ENV5 of the West Dorset, Weymouth & Portland Local Plan and section 11 of the NPPF.

No protected species survey or mitigation plan, in relation to the water vole burrows that have been found at the river, has been submitted to and agreed with the Environment Agency. As such, it is considered that as the impact on protected species has not been fully assessed, this proposal is contrary to policy ENV2 of the West Dorset, Weymouth & Portland Local Plan and Section 11 of the NPPF.

2. **MAX GATE, ALINGTON AVENUE, DORCHESTER, DT1 2AB - WD/D/17/000414 + WD/D/17/000415**

Development of car park provision with new vehicular access and upgrade to existing garden path. Reorganisation of the existing horticultural glasshouses, compost bins and storage sheds. Replacement tree and hedgerow planting, and provision of additional sheds, bin store and signage.

No objection.

A ward councillor reported that local residents were very pleased that a car park was to be provided at Max Gate.

The Committee supported requests from residents in that the boundary bank and hedge of the car park along Syward Road should be at least 6 foot high so that the car park is not visible from neighbouring properties and that consideration should be given to having sedum roofs (or similar) on the sheds within the car park so that they are not obtrusive to neighbouring properties.

Members noted that the resident of No. 21 Syward Road was requesting that the exit to the car park be moved slightly to the south to avoid being directly opposite their driveway.

3. **65-66 HIGH WEST STREET, DORCHESTER, DT1 1XA - WD/D/16/002934 + WD/D/17/000483**
Refurbishment, re-configuring and extension of the existing Dorset County Museum, installation of new shopfront and demolition of un-listed buildings
No objection.
The Director of Dorset County Museum explained details of the planning application, both in terms of the buildings themselves and also the sustainability of the Museum, and he answered a number of questions from Members.
The Committee noted concerns raised by immediate neighbours, Historic England and the Design & Conservation Officer but having looked at the plans, photographic visualisations and information provided to support the application, they considered that the development would not cause an undue negative impact on the residential amenity of neighbours or the Conservation Area and Listed Buildings.
4. **THE ROYAL OAK, 20-22 HIGH WEST STREET, DORCHESTER, DT1 1UW - WD/D/17/000528 + WD/D/17/000529**
Minor alterations to the rear ground floor Doors and window. Replacement of full length window converted to door, to match existing doors. 1 No door removed and serving style window installed in its place with brickwork below. Minor alterations to Ground floor, extension of bar and back bar, Internal alterations to Basement to improve staff areas, Minor alterations internally to First floor, Second and Third Floors to have internal alterations to convert these floors into 8No hotel rooms with en-suite bathrooms. 6No to Second Floor and 2No to Third floor.
No objection
5. **50 HIGH WEST STREET, DORCHESTER, DT1 1UT - WD/D/17/000425**
Variation of condition 1 of planning approval WD/D/15/001087 - to amend the approved site layout
No objection
6. **20A GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/17/000618**
Erection of 2no. semi-detached dwellings with associated off road parking
No objection
7. **WINSLADE HOUSE, WINSLADE STREET, POUNDBURY, DORCHESTER, DT1 3UX - WD/D/17/000655**
1 No. Non illuminated projecting sign comprising of painted timber panel fit to ornate steel bracket. 2 No. Sets of Acrylic nameplates on Acrylic backboard. 3 No. Sets of Digitally printed etched glass window vinyl graphics
No objection
8. **ARCH POINT HOUSE, 7 QUEEN MOTHER SQUARE, POUNDBURY - WD/D/17/000469 + WD/D/17/000470**
Change of use of existing commercial premises to Suigeneris use as Chiropractic Clinic and Installation of non-illuminated fascia sign and non-illuminated hanging sign
No objection
9. **12 CORNWALL ROAD, DORCHESTER, DT1 1RT - WD/D/17/000429**
Rebuild existing office to existing foot print. Re-roof existing porch in lead, clad existing porch & utility in cedar boarding. Repair existing garage & form new entrance door to front

elevation & new door & window to rear elevation

No objection

10. **FLAT 4, CHURCH CLOSE, CHURCH STREET, DORCHESTER, DT1 1JR - WD/D/17/000417**

Replace existing wooden windows with wood effect plastic windows

Dorchester Conservation Area

No objection

11. **68 WEATHERBURY WAY, DORCHESTER, DT1 2EG - WD/D/17/000354**

Erect First Floor Side Extension

No objection

12. **11 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2QQ - WD/D/17/000437**

Erect Two Storey Extension

No objection

13. **61 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG - WD/D/17/000428**

Single storey lean-to extension forming enlarged lounge & porch. Two storey side extension forming garage, shower room & study to ground floor with 2 bedrooms & bathroom to first floor

No objection

14. **53 OLGA ROAD, DORCHESTER, DT1 2LY - WD/D/17/000357**

New flat roof rear dormer

No objection

15. **UNIT 10, GREAT WESTERN INDUSTRIAL ESTATE, DORCHESTER, DT1 1RD - WD/D/17/000490**

Erection of 7no. signs

No objection

16. **200 BRIDPORT ROAD, POUNDBURY, DORCHESTER, DT1 3BN - WD/D/17/000664**

One sign 637mm x 345mm hanging sign One number fascia sign 1000mm x 750mm Two number frosted vinyl signs above rear and main entrance doors

No objection