

Dorchester Town Council

Planning and Environment Committee

2 May 2017

Present: Councillors J. Hewitt, S. Hosford (Chairman), S. Jones, F. Kent-Ledger, T. Loakes and R. Potter

Apologies: Councillors C. Biggs, R. Biggs, T. Jones, M. Rennie and D. Taylor

90. **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.

91. **Minutes**

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

92. **Minute Update Report**

Minute 75/17 Urgent Item/Buses (6 February 2017)

An east ward Member asked if the Town Clerk could raise the issue of extending the route of Poundbury buses from Church Street to Fordington High Street to allow pupils attending Damers School to access that service.

Minute 88/17 West Dorset District Council Review of the Local Plan (3 April 2017)

The Chairman gave an update on the meeting with Dorchester Civic Society and reported that they had been given a copy of the 'North Dorchester Consortium's' response to the review consultation.

The Committee reiterated that the Town Council's views remained as submitted in their formal response and it would not want to comment on or be associated with any particular sites until the 'preferred options' stage. Members wanted to know if the responses to the consultation would be publically available and also the process and timetable for progressing the review of the Local Plan. If appropriate, the Committee would welcome an update presentation from WDDC officers.

Resolved

- i) That the Minute Update Report be noted.
- ii) That the relevant authorities be asked to consider extending the route of Poundbury buses from Church Street to Fordington High Street.
- iii) That WDDC be asked to confirm and clarify if the responses to the Local Plan review consultation would be publically available and also the process and timetable for progressing the review of the Local Plan.
- iv) That, if appropriate, WDDC officers be asked to give the Committee an update presentation on progressing the review of the Local Plan.

93. **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.

94. **Herringston Road Kerb Stones**

A south ward Member detailed the issues in Herringston Road advising that the verges were being eroded by parked cars where there were no kerb stones. There was a particular problem caused by Royal Mail vans near the post box. The Committee Clerk reported that both DCC's and WDDC's Tree Officer had raised some concerns about the impact of installing kerb stones on the trees in the road and these would need to be taken into account.

The Committee supported the proposal to obtain a quote from DCC for installing kerb stones along the relevant sections of Herringston Road and for the Town Council to consider, through Policy Committee, whether it would want to fund the project. The point was made that if this went ahead it could set a precedent for requests for other works across the Town. Members agreed that the Royal Mail should be asked to pay for the works to repair the damage directly caused by their vans.

Leading on from this discussion, the Committee considered the parking issues at Syward Close Green and it was agreed that DCC should be asked to consider the principle of planting trees on the Green and possibly installing benches.

Resolved

- i) That DCC be asked to provide a quote for installing kerb stones on both sides of Herringston Road.
- ii) That the Royal Mail be asked to pay for the works required to repair the damage directly caused by their vans to the verge in Herringston Road.
- iii) That DCC be asked to consider the principle of planting trees and/or installing benches on Syward Close Green.

95. **WDDC Planning Issues Update**

The Committee Clerk reminded the Committee that WDDC would no longer be consulting directly with the Town Council on tree works applications and new applications could be found through the planning search on Dorset For You. She also went through the process that WDDC had now adopted in dealing with requests for planning applications to be referred to their Planning Committee.

It was suggested that West Dorset District Councillors for Dorchester be asked to forward notifications of individual planning applications to their Town Council counterparts and the Committee considered that this would be extremely helpful.

Resolved

That West Dorset District Councillors for Dorchester be asked to forward

notifications of individual planning applications to their Town Council counterparts.

96. **Decisions on Planning Applications**

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

Members were concerned about the Max Gate car park application being withdrawn and the Committee Clerk was asked to look into this further.

97. **Any Other Business**

As this was her last meeting of the Committee in the chair, the Chairman thanked the Members of the Committee for all of their support.

Chairman

Dorchester Town Council**Planning applications considered by the Planning and Environment Committee on 2 May 2017**

1. **63 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LD - WD/D/17/000843 + WD/D/17/000844**
Erect single storey extension. Replace door and frame. Install 2No roof lights
No objection
2. **UNITS 1 -4, CASTERBRIDGE INDUSTRIAL ESTATE, CASTERBRIDGE INDUSTRIAL ESTATE ACCESS LA, DORCHESTER - WD/D/17/000764**
Demolish 4 garages and replace with 3 garages to enlarged footprint
No objection
3. **21 SOUTH STREET, DORCHESTER, DT1 1BY - WD/D/17/000771**
Installation Of New Fascia Signs
No objection
4. **POUNDBURY TUNNEL NORTH OF, POUNDBURY ROAD, DORCHESTER - WD/D/17/000833**
Repair spalled or missing brickwork /stonework and the repointing of open joints.
No objection
5. **18E PRINCES STREET, DORCHESTER, DT1 1TW - WD/D/17/000860**
Internal & external alterations to allow the change of use from A1 (Retail Use) to 2no. guest bedrooms with intergral en-suites
No objection
6. **PLOTS 308-325, SECTORS 3.65, 3.69, 3.75 AND 3.81 NORTH EAST QUADRANT, PEVERELL AVENUE EAST, POUNDBURY - WD/D/17/000796**
Erect 52 dwellings and 5 commercial units. Minor material amendments to reserved matters approval reference 1/D/12/00082
No objection
7. **22 COLLITON STREET, DORCHESTER, DT1 1XH - WD/D/17/000824**
Erect studwork partition within existing rear ground floor storeroom to create a bedroom and smaller storeroom. Form new doorway into new smaller storeroom within existing non load-bearing partition
No objection
8. **112 WEATHERBURY WAY, DORCHESTER, DT1 2EG - WD/D/17/000878**
Erect UPVC conservatory to side elevation of the property
No objection
9. **17 GROSVENOR ROAD, DORCHESTER, DT1 2BD - WD/D/17/000747**
2 storey extension and single storey back extension
No objection

10. **THOMAS HARDYE SCHOOL, QUEENS AVENUE, DORCHESTER, DT1 2ET - WD/D/17/000776**
Internal remodeling and extension to dining hall with associated external landscaping
No objection
11. **4 LIME CLOSE, DORCHESTER, DT1 2HQ - WD/D/17/000882**
Replace existing small conservatory with larger one on side elevation
No objection
12. **64 COBURG ROAD, DORCHESTER, DT1 2HR - WD/D/17/000940**
Erect conservatory to north elevation of property
No objection
13. **UNIT 22, GROVE TRADING ESTATE, DORCHESTER, DT1 1ST - WD/D/17/000533**
Change of use from B8 storage and distribution to mixed use of A1 retail, B1 business and B8 storage and distribution (retrospective)
No objection
14. **14 NORTH SQUARE, DORCHESTER, DT1 1HY - WD/D/17/000707**
Erect first floor extension
No objection
15. **LAND AT MILLERS CLOSE, DORCHESTER, DT1 1SS - WD/D/17/000837 + WD/D/17/000837**
Demolish existing garages & erect car showroom including first floor mezzanine & forecourt for car sales display & customer/staff car parking
No objection
16. **DORCHESTER ARTS CENTRE, THE GROVE, DORCHESTER, DT1 1XR - WD/D/17/000970 + WD/D/17/000971**
Alteration of the former Grove School (Listed Building) by demolition of later single storey additions and conversion of retained school hall to 2No. one bedroom houses, a residents community lounge with carer bedrooms above and the construction of a terrace of 3No. one bedroom plus carer sleep over room, single storey dwellings including reconstruction of boundary walls and new access drive and on site parking area.
No objection
17. **34 GLADIATOR GREEN, DORCHESTER, DT1 2RW - WD/D/17/001041**
Erect single storey rear extension.
No objection
18. **78 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ - WD/D/17/000955**
Erection of 2 storey extension
No objection