

Dorchester Town Council

Planning and Environment Committee

3 July 2017

Present: Councillors S. Hosford, S. Jones, R. Potter (Chairman) and M. Rennie
Apologies: Councillors C. Biggs, R. Biggs, A. Canning, T. Harries and J. Hewitt
Also Present: Councillor A. Chisholm

7. 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.

8. Minutes

The Minutes of the meeting of the Committee held on 5 June 2017 were confirmed and signed by the Chairman as a correct record.

9. Minute Update Report

Minute 3/17 Buses (DCC subsidy)

The Committee noted DCC's comments but Members still had concerns about the distance to walk from the Fordington area to Damers School for the youngest school pupils. It was acknowledged that there were some service buses that could be used for this route but these had to be paid for and Dorchester east ward was recognised as being an area of deprivation.

Minute 3/17 West Dorset District Council Review of the Local Plan

The Committee were keen for the Town Council to formulate a professional view on the North Dorchester Consortium representation and agreed that Feria Urbanism would be the appropriate company to assist the Council with this. Members saw a danger in that this representation could be seen as fait accompli and it also appeared to address much of the housing supply required in the Local Plan.

Minute 5/17 Ironman 70.3 Weymouth

There was a correction to the Minute Update Report in that letters of congratulation were sent to the organisers of the Dorchester Marathon.

Resolved

That Feria Urbanism are appointed to undertake a review of the North Dorchester Consortium's submission to the Local Plan Review and advise on the options for the Council to consider regarding engagement with the Consortium; the appointment to be funded from the Corporate Projects Reserve.

10. Planning Applications

The Committee considered the planning applications referred to the Council for comment

by West Dorset District Council.

With regards to planning application WD/D/17/001253, the Committee agreed to write to WDDC expressing their concerns about the way this site had been developed without planning permission and the ongoing lack of planning enforcement relating to the site.

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.

11. **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 July 2017**

1. **FORDINGTON DAIRY, ATHELSTAN ROAD, DORCHESTER - WD/D/17/001164 + WD/D/17/001165**
Replace timber side gate and panel with steel gate and fixed screen
No objection
2. **4 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/17/001273 + 001274**
Conversion of upper floor and part ground floor to form 1no.residentialunit and alterations to windows and double door
No objection
3. **12 SOUTH WALKS ROAD, DORCHESTER, DT1 1ED - WD/D/17/001247**
Demolition of existing dilapidated conservatory and replacement with timber frame garden room, extension of rear wet room, and internal renovations, including loft conversion and velux roof windows
Recommend refusal. This proposal, by reason of its scale in this elevated position, would appear unduly prominent, overbearing and intrusive and this would detract from and be out of keeping with the character of the Conservation Area. As such the proposal would be contrary to Policy ENV4 of the adopted Local Plan. For the reasons given, the Committee asked that if the officer recommendation was to approve this application, it should be referred to the Planning Committee for decision.
Additionally, although not part of this planning application, the Committee considered that the high wooden fence that had been installed on this site, without planning permission, should be subject to early enforcement action and that this fence was inappropriate in this position for the reason given for refusing planning application WD/D/17/001247.
4. **H M PRISON DORCHESTER, 7 NORTH SQUARE, DORCHESTER,DT1 1HY - WD/D/17/001269**
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) (125 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. Application to vary conditions 6 (landscaping), 17 (balconies/privacy screens), 18 (boundary treatments), 20 (eastern boundary wall), 21 (materials), 22 (windows) and 23 (making good of the perimeter walls) of planning permission WD/D/16/002697 to change the timeframes for submission of information requested under these conditions to after the commencement of the development.
Recommend refusal. The Committee considered that the original planning conditions imposed (including the timeframes) by the planning authority for planning application WD/D/16/002697 would have been in accordance with paragraph 206 of the National Planning Policy Framework and therefore the Committee supported the retention of these original planning conditions. Additionally, there did not appear to be any robust evidence as to why the timescale for these planning conditions should be amended.
5. **83 WEATHERBURY WAY, DORCHESTER DT1 2EE - WD/D/17/000789 (Revised plans)**
Replacement single storey "wrap round" structure
No objection

6. **6 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/17/001210**
Single storey, dual pitched rear extension
No objection
7. **23 HERRINGSTON ROAD, DORCHESTER, DT1 2BS - WD/D/17/001246**
Replace a detached Garage with new s/s dual pitched, ancillary accommodation
No objection but the Committee requested that if approved a planning condition be added to the approval:
The development hereby permitted shall not be occupied at any other time other than for purposes which form an integral part of the planning unit known as 23 Herringston Road, Dorchester as indicated as being within the red line on the approved plan received by the Local Planning Authority as a single dwelling unit.
8. **13 & 13A LOUISE ROAD, DORCHESTER, DT1 2LT - WD/D/17/001406**
Use of No13A Louise Rd as a separate dwelling from No13 Louise Rd (Certificate of Lawfulness)
Regretfully, based on the evidence provided, the Committee could not find any reason to suggest refusal of the Certificate of Lawfulness. However, they considered it regretful that as planning enforcement did not appear to have happened in a timely way, this application could now be approved by the planning authority.
9. **2 MAUD ROAD, DORCHESTER, DT1 2LN - WD/D/17/001118**
Addition of ramped entrance to the store to create a ramp that is less steep than the existing one
No objection
10. **10 JAMES ROAD, DORCHESTER, DT1 2HB - WD/D/17/001206**
Erect two storey rear extension
No objection
11. **8-16 ELDRIDGE STREET, DORCHESTER - WD/D/17/001253**
Change of use from mixed use (A1/A2/B1) to residential (C3) to provide 10 residential units to include replacement of existing shopfronts with new double glazed recessed fenestration and doors and associated parking
Recommend refusal.
The Committee considered that many of the points made in the Retail Impact Assessment that supported the Brewery Square development planning application 1/D/11/001691, that was approved 15 August 2013, were still pertinent:
'there is an important need to achieve the right critical mass of retail floorspace'
'One of the conditions of securing a high quality four star hotel operator in the Brewhouse is to satisfy them that the hotel will be in a more commercially vibrant and viable setting, with retail space designed to meet the needs of high quality retailers, commensurate with the intended quality of the hotel, spa and associated function rooms. They see the quality of the retail environment as a key factor in the success of the hotel'
'The introduction of the Pope Street hotel (pre-leased to Premier Inn) within Phase 2A caused the loss of retail space and frontage, resulting in smaller retail units, which will not attract the quality of retailers required. Market feedback has also highlighted the need to achieve a higher level of critical mass'

'ensure the viability of the retail element of the scheme, critical to the scheme as a whole and in particular meet the criteria of an enhanced commercial environment to ensure the success of the new four star hotel, spa and function room in the Brewhouse. The benefits to the flexible uses will be that the units are likely to be occupied more quickly which is important during the current economic period of recovery'

'The return frontage along Eldridge Street supports The Maltings Arts Centre and enhances the setting of the theatre and hotel, bringing an active frontage to the street scene opposite the theatre and retaining a sense of commercial vibrancy in all corners of the square and in the streets leading off it'

'Similarly they are concerned about critical mass; there must be a sufficient number of units to be able to enable a range of retailers so as to make the scheme attractive to high quality retailers'.

Bearing these points in mind, particularly the points made about the frontage of Eldridge Street, and the fact that the Maltings Arts Centre had yet to be developed, the Committee considered that it was premature to change any retail units, and particularly those in this location, into residential units. It was appreciated that the developer had, as yet, been unable to find retailers to take on these units but it was suggested that alternative uses, such as craft workshops or similar uses, could be explored/promoted in the interim.

There were concerns that the reduction of commercial units could negatively impact on the viability of the businesses already operating in Brewery Square and this could also have a negative impact on the vibrancy of the development as a whole and could jeopardise the future delivery of the Brewhouse hotel.

As such, the Committee considered that this application was contrary to policy ECON 4. of the adopted Local Plan and paragraph 23 of the National Planning Policy Framework.

For the reasons given, the Committee asked that if the officer recommendation was to approve this application, it should be referred to the Planning Committee for decision.

12. **106 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH - WD/D/17/001283**

Two storey side extension forming garage, utility and extending kitchen to ground floor with master bedroom & en-suite to first floor. Single storey front extension forming garage/porch.
No objection

13. **1 MARSHWOOD ROAD, DORCHESTER, DT1 2TR - WD/D/17/001311**

Replace side Conservatory with single storey, dual pitched Sun Room
No objection

14. **14 BLAGDON ROAD, DORCHESTER, DT1 2JN - WD/D/17/001317**

Single storey, flat roof front extension
No objection

15. **182 MONMOUTH ROAD, DORCHESTER, DT1 2DH - WD/D/17/001374**

Replace rear conservatory with a two storey extension
No objection

16. **6 KINGSBERE CRESCENT, DORCHESTER, DT1 2DY - WD/D/17/001309**

Two storey front extension

No objection

17. **30 TRINITY STREET, DORCHESTER, DT1 1TT - WD/D/17/001302**

Application for variation of condition 2 of planning approval 1/E/06/000300 - A change in the opening hours to be permitted between 8am and 12 midnight Monday through to Sunday inclusive.

No objection