

# Dorchester Town Council

## Planning and Environment Committee

7 August 2017

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

12. **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.

13. **Minutes**

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

14. **Minute Update Report**

**Minute 22/16 – Development at St George's Road, Red Cow Farm**

The Duchy of Cornwall representative updated the Committee on the situation regarding the connection of Lubbecke Way and St George's Road since the developer had gone into administration. He detailed the legal issues and the meetings he had held to try and progress the situation. There were a number of technicalities to be resolved involving several parties and it was unfortunate that the required works had not been carried out at an earlier stage. The Duchy was hoping that the situation would be brought to a satisfactory conclusion for all.

The Chairman reported that a local ward Member had received a number of complaints about the situation from local residents who felt they had tolerated the situation for long enough.

Members were pleased to hear that the Duchy was taking a proactive approach and appreciated the efforts being made.

A Member raised the issue of the works compound that had been left behind by the developer and he had concerns about the safety of this. The Duchy representative agreed to have this looked at and addressed and he was also asked to keep the Committee Clerk updated on all aspects of progress.

**Minute 3/17 – Policy Committee Report regarding DCC Working Together Programme**

The Committee noted the decision on the Town Clerk's report to Policy Committee regarding DCC's Working Together Programme.

The Committee Clerk advised that this would not preclude the Town Council considering funding other discrete projects from time to time (via recommendation from Planning and

Environment Committee to Policy Committee) and if Members wished to follow up on this, officers should be asked to formulate a mechanism for this.

Members agreed that they would like to be able to consider funding discrete projects in future and therefore requested that officers draw up a draft process for them to consider further.

**Resolved**

That officers be requested to draw up a draft process for Members to use to be able to consider funding discrete projects and that this draft be passed back to Members for approval.

15. **Planning Applications**

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council.

Representatives of Liberty Retirement Living and the Duchy of Cornwall addressed the Committee regarding WD/D/17/001480 Crown Gate and went through details of the development. Members raised concerns about pedestrian safety along Poundbury Road and were seeking assurance that appropriate highways works would be put in place to deal with these concerns.

A representative of Brewery Square addressed the Committee regarding WD/D/17/001253 8-16 Eldridge Street and he explained the reasoning for the application for change of use from retail to residential. He commented on the future use of the Brewhouse Hotel site plus the style and pricing of the proposed residential units. Members raised the proposals for a, possibly conflicting, retail offering on the Fairfield site and the desirability of having larger retail units on offer at Brewery Square.

Councillor Jones left the meeting after consideration of these two planning applications.

**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.

16. **Victoria Park Post Office, Maud Road – proposed move to new premises and branch modernisation**

Members were pleased to see the Post Office's proposal to move the Victoria Park Post Office to the Central Convenience Stores, 2 Maud Road and considered that this was a positive step forward.

**Resolved**

That the Post Office be advised that Dorchester Town Council supports the proposed move of Victoria Park Post Office to the Central Convenience Stores, 2 Maud Road.

17. **Stinsford Parish Council - Comments on Neighbourhood Plan Area application**

The Committee considered Stinsford Parish Council's application to WDDC for the designation of its Neighbourhood Area on the basis of the boundaries of the civil parish of Stinsford and Members looked at the issues the planning authority would consider when

deciding on the Neighbourhood Plan Area.

Bearing these issues in mind, Members wished to comment on the fact that Stinsford Parish did not function as a relatively self contained neighbourhood unit as it was almost virtually dependent on Dorchester town for its retail and finance, education, healthcare, recreation, social services and local government. Also any development that took place within the Stinsford Parish boundary in the future would have the same dependency on the all of the infrastructure provided by Dorchester town.

With regards to the issue of Local Plan allocations, a large area within the Stinsford Parish boundary was identified within the Local Plan review, currently underway, as site options for development (D2, D3 and part of D1?) and these site allocations extended beyond the proposed Neighbourhood Plan Area.

**Resolved**

That WDDC be advised of the Town Council's comments on Stinsford Parish Council's application for the designation of its Neighbourhood Plan Area.

**Chairman**

## Planning applications considered by the Planning and Environment Committee on 7 August 2017

1. **WD/D/17/001247 - 12 SOUTH WALKS ROAD, DORCHESTER, DT1 1ED**  
 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 (Revised Plans)  
 Taking into account the reduction in the pitch of the roof of the garden room and the changes to the roof lights, the Committee agreed to withdraw its objection to this application.
  
2. **CROWN GATE, SECTORS 3.46/47/48, NORTHERN QUADRANT, POUNDBURY - WD/D/17/001480**  
 Erect continuing care retirement community (Use Class C2) comprising 76 apartments and bungalows together with a communal building to include a cafe/bistro, multi-purpose reception/bar/servery, therapy room, library / reading room, multipurpose activity room and staff facilities (Reserved Matters)  
 No objection.
  
3. **1 NORTHERNHAY, DORCHESTER, DT1 1XP - WD/D/17/001435**  
 New kitchen extension and relocation of vehicle access  
 Recommend refusal.  
 By virtue of its inappropriate siting and scale the proposed development would disrupt the symmetry of the original property. These factors and the inappropriate building materials (vertical timber cladding) would represent an incongruous addition to dwelling that would neither preserve nor enhance the character and appearance of the Dorchester Conservation Area. As such the development is in contrary to Policies ENV4, ENV10 and ENV12 of the adopted West Dorset and Weymouth and Portland Local Plan and Parts 7 and 12 of the NPPF (2012).  
 Additionally, the Committee was very concerned about the relocation of the access point to the site bearing in mind the safety record of the nearby junction. From the road traffic collision data for this junction, there have been four serious collisions around this junction in the last four years, three within the last 18 months. Members questioned moving the access point closer to the pedestrian refuge at the bottom of the Grove and closer to such a busy and often congested junction.
  
4. **5 CORNHILL, DORCHESTER, DT1 1BA - WD/D/17/001326 + WD/D/17/001314**  
 Update existing fascia sign and erect 1 no. hanging (projecting) sign  
 No objection
  
5. **3 MILLERS CLOSE, DORCHESTER, DT1 1SS WD/D/17/001409**  
 Change of use from B8 to Sui-Generis (car sales showroom and MOT workshop), remove the existing facade & replace with curtain walling/panelling on the front and both sides, demolish existing side extension and alter roadside boundary treatments, re-surface car park & annexation of the adjacent car park  
**WD/D/17/1410**  
 Installation of 3no internally illuminated fascia signs  
 No objection

6. **1 ELVASTONE STREET, POUNDBURY, DORCHESTER, DT1 3RL - WD/D/17/001418**  
Erect conservatory  
No objection
7. **ACLAND COURT, LINDEN AVENUE, DORCHESTER - WD/D/17/001502**  
Installation of replacement windows and patio doors - excluding flats 44, 53, 54, 63 and 64  
No objection
8. **NORTH EAST QUADRANT, PEVERELL AVENUE EAST, POUNDBURY - WD/D/17/001434**  
Alterations in association with: (1) subdivision of existing maisonette into two flats and convert plant room to an additional flat (Block 36); and (2) conversion of ground floor commercial space to two flats (Block 39)  
No objection
9. **29 SOUTH STREET, DORCHESTER, DT1 1BY  
WD/D/17/001521**  
Internal shop fit out on ground floor and alterations across all floors, to include the reopening of a former doorway and the removal of an internal wall. Associated decoration to the external shop window, door and fascia sign. Erection of new projecting sign.  
No objection. However, the Committee noted the concerns of the Dorchester Access Group regarding access to the changing room and hoped that the applicant would be able to find a way to address these concerns.  
**WD/D/17/001523**  
Display of 1x non illuminated projecting sign and 1x fascia sign  
No objection.
10. **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  
Having received further information about the proposed change of use directly from a representative of Brewery Square and while regretting the loss of these retail units, the Committee agreed to withdraw their objection to this planning application.
11. **77 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH - WD/D/17/001419**  
Demolish existing garage and single storey flat roof extension and build 2 storey side extension in it's place forming garage/utility & wc to ground with bedroom/en-suite and dressing room over. Extend main house 2 storey to rear to form dining/living area to ground floor with master bedroom at 1st floor over. Form 2 storey side extension to other side of house forming playroom to ground floor with 2 bedrooms/shower room to 1st floor over. Lean-to rear extension forming dining/living area.  
No objection
12. **4 LEGION CLOSE, DORCHESTER, DT1 2RQ - WD/D/17/001487**  
Erect side extension  
Recommend refusal.  
Due to the increased height of the side extension and the steeply sloping nature of the site, the extension would be at a higher level than the existing garage and therefore would be

visually dominant to the neighbouring property. Also due to the extension being brought forward from the position of the existing garage, this would have a negative impact on the use and accessibility of the neighbour's driveway, all of these factors causing a loss of amenity. The development would therefore be contrary to Policy ENV. 16 of the adopted West Dorset, Weymouth and Portland Local Plan.

13. **6 AUGUSTAN CLOSE, DORCHESTER, DT1 2QU - WD/D/17/001489**

Erect entrance porch

No objection

14. **2 GARFIELD AVENUE, DORCHESTER, DT1 2EX - WD/D/17/001350**

Erect single storey rear and side extensions

No objection

15. **7 LOUISE ROAD, DORCHESTER, DT1 2LT - WD/D/17/001508**

Erection of a two-storey rear extension and front single-storey porch

Recommend refusal.

This proposal, by reason of its mass, scale, and bulk, would be out of scale and proportion with the existing property, appearing unduly dominant and prominent when viewed from the rear and would represent overdevelopment of the site. Furthermore, having regard to the height, mass and scale, the proposed extension would be unduly prominent, overbearing and dominant when viewed from the rear of neighbouring properties. The resultant overshadowing and oppressive impact of the extension would thus be detrimental to the residential amenity of both neighbouring occupiers and, therefore, this proposal is considered to be detrimental to the residential amenity of the area.

The Committee also considered that the proposed full length tri folding doors to the first floor rear facing bedrooms were unsuitable for first floor rooms potentially creating overlooking both out to adjoining properties and in from the same properties. As such these would harm the residential amenity of neighbours and future residents.

As such the proposal is considered to be contrary to policies ENV12 and ENV16 of the West Dorset, Weymouth and Portland Local Plan and Sections 7 and 12 of the National Planning Policy Framework.