

# Dorchester Town Council

## Planning and Environment Committee

6 November 2017

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

29. **Declarations 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.

30. **Minutes**

The Minutes of the meeting of the Committee held on 2 October 2017 were confirmed and signed by the Chairman as a correct record.

31. **Minute Update Report**

**Minute 9/17 – WDDC Review of the Local Plan**

The Clerk reported that the informal meeting to discuss Fera Urbanism's review of the North Dorchester Consortium's submission to the Local Plan Review would be held on 11 December 2017 at 2.30pm.

**Minute 26/17 – St George's Road/Lubbecke Way**

Members were very pleased to see that this issue appeared to be reaching a resolution and wished to thank the Duchy for agreeing to deliver the outstanding works.

**Resolved**

That the Minute Update Report be noted and that a letter be sent to the Duchy of Cornwall thanking them for agreeing to deliver the outstanding works in connecting Lubbecke Way to St George's Road.

32. **South Western Railways 2018 Timetable Consultation**

The Chairman presented the information relating to the consultation exercise and Mr Palmer, a local resident with significant railway experience, addressed the Committee. He went through his responses to the proposed timetable, which he considered would be worse for Dorchester residents, and he spoke about the impact of the changes on the Town. He considered it would be of benefit for the Town Council to comment on the proposed timetable and he encouraged individual Councillors to comment as well.

Some key points that he mentioned included the introduction of an early morning train and also a faster train to London, no additional trains/services, the loss of one hourly train, reduced frequency causing new longer waiting times, issues with airport connectivity, Dorchester being beyond the 'normal' commuting distance and he said that responses should only be made on issues directly relating to the proposed timetable.

There was a wide ranging discussion on the various points raised and while appreciating that there were some positives from the proposed timetable, such as the early morning train, overall Members did not consider that there were many bonuses for Dorchester commuters and there seemed to be more losses than gains created by the proposed timetable. There were specific concerns about increased waiting times, potential problems with airport connectivity and the lack of sustainability could cause an overall decrease in the use of the train service.

Although not related to the consultation, Members also commented about problems with overcrowding, insufficient carriages, poor service and accessibility.

The Chairman thanked Mr Palmer for his very useful insight into the proposed timetable and for explaining this to the Committee. The Committee Clerk was asked to look at ways of bringing the consultation to all Members attention.

**Resolved**

That the Town Council responds to South Western Railways 2018 Timetable Consultation with a summary of the points made by Members at this Committee meeting.

**33. 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.

**34. Poundbury Signs**

Two Members had raised the issue of the installation of new signage for Poundbury and they did not consider that this was appropriate or necessary. One such sign was attached to a Dorchester Town Council sign post. A point was then made about whether signs should be erected on gateways to Fordington as it had once been a village in its own right.

The Committee did not approve of the Poundbury signs and considered that these did not help Poundbury to be integrated with the rest of the Town. There was a concern that there had been no consultation with the Town Council on the installation and positioning of the signs and they did not appear to fit either of DCC's policies on street signage.

The Committee agreed that the sign attached to the Dorchester Town Council sign posts should be removed and a letter should be sent to the Duchy outlining the Town Council's concerns about the signage as a whole.

The Committee Clerk was asked to obtain further information from DCC about the application process for these signs and North Ward Members were asked to meet with the Duchy officer to discuss ongoing working relationships.

**Resolved**

- i) That the appropriate DTC officers be advised that the Committee directs the removal of the Poundbury sign from the Dorchester town sign posts on the western entrance of the town.
- ii) That a letter be sent to the Duchy of Cornwall advising of the Town Council's views on the new Poundbury signage and asking it to reconsider this.

35. **Decisions on Planning Applications and Withdrawn Applications**

The Committee noted the decisions on planning applications and withdrawn applications.

Chairman

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1. **GATEWAY HOUSE, 1 HIGH EAST STREET, DORCHESTER, DT1 1HS - WD/D/17/002171 + WD/D/17/002172**  
Formation of a covered balcony/veranda and replacement windows & door to rear elevation  
No objection
2. **75 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PS - WD/D/17/002319**  
Single storey side extension and two storey front extension  
No objection
3. **41 LONDON ROAD, DORCHESTER, DT1 1NF - WD/D/17/002324**  
Two storey side extension  
No objection
4. **THE OASTHOUSE, ST GEORGES ROAD, DORCHESTER, DT1 1PB - WD/D/17/002310 + WD/D/17/002311**  
Alterations and extensions to create two flats and a further separate dwelling and the renewal of the consent to form a trackway to serve the development  
No objection
5. **5 DRAGONS COURT, DORCHESTER, DT1 1WR - WD/D/17/001939**  
Erect fence on top of wall at rear of property. Create parking space at front of property  
Recommend refusal. The Committee considered that the proposed fencing would form an incongruous feature which would integrate poorly with the distinctiveness of the local area and it would be a detriment to visual amenity and would have a negative impact on the street scene. With regards to the proposals for parking, the Committee considered that neighbour impact and the extent of development could not be clearly seen from the poor plans that had been submitted and from the evidence it could not support this element of the application. Additionally, Members were concerned that changes were being proposed to very recently completed development that had been through a thorough design process with strict landscaping scheme conditions that had led to a planning approval. This application seemed to go against the design and landscaping principles of the approved development as a whole. Therefore the development was contrary to policies ENV 10, 11, 12 and 16 of the approved Local Plan and the core planning principles of the NPPF.
6. **2 CORNHILL, DORCHESTER, DT1 1BA - WD/D/17/002081**  
Change of use of Ground floor from A3 to A4 in the evening.  
No objection. However, the Committee did have some concerns that an increase in floor space would lead to more customers with the potential for an increase in noise outside the premises. Additionally, the Committee was concerned about the use of table outside the front of the premises for drinking purposes although they appreciated that this was linked to a sitting out licence/premises licence to sell alcohol rather than a planning application.
7. **31 CHESTNUT WAY, DORCHESTER, DT1 2PU - WD/D/17/002245**  
Single storey porch extension  
No objection

8. **THE SHIRE HALL, HIGH WEST STREET, DORCHESTER, DT1 1XA - WD/D/17/002197**  
Alterations to the following areas previously granted consent: - Change configuration and use of staff/ volunteer room to become store room. - Change use of TIC room to become staff/ volunteer room. - Change use of AV store to staff kitchen. - Proposed retention and adaptation of existing rear metal stair and walkway. - Change in configuration of the plan of the apartments on the 2nd floor. - Changes to doors DPG20, DF10 and DPLG5. - Replacement of glass panes at low level in ground floor rooms. - Replacement of existing secondary glazing with new secondary glazing in the Grand Jury Room.  
No objection
9. **OLD SHIRE HALL, HIGH WEST STREET, DORCHESTER - WD/D/17/002355**  
Internal exhibition installation with associated display and signage  
No objection
10. **5 LINDEN AVENUE, DORCHESTER, DT1 1EJ - WD/D/17/002337**  
Second storey side extension and single storey rear extension.  
No objection. However, in view of the concerns of the neighbour at No. 7. Linden Avenue regarding potential loss of privacy, the Committee considered that the local planning authority should request the applicant to amend the submitted plans by removing the window on the west elevation of the new first floor bedroom.
11. **2 DAMERS ROAD, DORCHESTER, DT1 1RQ - WD/D/17/002247**  
Erect single storey flat roof rear extension (variation of condition 1 of Planning Permission ref WD/D/15/002601 - amended plans)  
No objection
12. **49 SOUTH STREET, DORCHESTER, DT1 1DW - WD/D/17/001778**  
Installation of Cisco Wireless Access Points within the building  
No objection
13. **STABLE COTTAGE, 62 HIGH WEST STREET, DORCHESTER, DT1 1UY - WD/D/17/002343**  
Lean to timber side Conservatory ( Retrospective)  
No objection
14. **3 GLYDE PATH ROAD, DORCHESTER, DT1 1XB - WD/D/17/002367**  
Refurbishment of property internally. Restoration/Replacement of sash windows and repaint the exterior (Retrospective)  
No objection
15. **TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY - WD/D/17/002351 + WD/D/17/002352**  
Erect Timpson Dry Cleaning unit to hard standing area adjacent to car park in front of store. Installation of associated advertisements.  
Recommend refusal. The application does not comply with Condition 1 of Planning Application 1/D/08/001801 and would be contrary to policy ECON. 4 of the approved Local Plan and section 2. of the NPPF – ‘Ensuring the vitality of town centres’. If approved, this application would have an adverse impact on the vitality and viability of Dorchester’s town centre.

16. **35 DAGMAR ROAD, DORCHESTER, DT1 2NA - WD/D/17/002090**  
Erect single storey extension (retrospective)  
No objection
  
17. **SOUTH GROVE COTTAGE, TRINITY STREET, DORCHESTER, DT1 1TU - WD/D/17/002386**  
Siting of a Compressor Cupboard on the ground in the rear parking area, with two air-con units above, mounted on the brick boundary wall. Minor internal alterations to enable the cottage to be used as a dental practice and external signage  
No objection
  
18. **SOUTH GROVE COTTAGE, TRINITY STREET, DORCHESTER, DT1 1TU - WD/D/17/002638**  
Sign face-fixed to the rendered wall either side of the front door  
No objection
  
19. **7 TEMPLE CLOSE, DORCHESTER, DT1 2QL - WD/D/17/002465**  
Single storey flat roof rear extension forming kitchen/living area  
No objection