

Dorchester Town Council

Planning and Environment Committee

6 August 2018

Present: Councillors C. Biggs, R. Biggs, T. Harries, J. Hewitt, S. Hosford, S. Jones, T. Loakes, R. Potter (Chairman) and D. Taylor

Apologies: Councillors A. Canning and M. Rennie

14. **Planning Applications**

As a number of members of the public had attended to speak on several planning applications, the Chairman agreed to take these items first.

WD/D/18/001336 – 6 Albert Road

A number of local residents addressed the Committee expressing their concerns about the development. The main points raised were overdevelopment of the site, protection of wildlife and trees, poor design, potential archaeology on site and particularly the impact on on-street parking in the area.

WD/D/18/001177 – Former Storage Land and Building between 20A – 21 Glyde Path Road

Mr A Fox, representative of the applicant City & Country, addressed the Committee. He stated that at the time of the original prison site planning application, City & Country had not owned this site and therefore did not know what condition it was in. Now they owned the site, it was apparent that the building was in better condition than expected and it seemed prudent to bring it back into use. It would not be possible to incorporate a pedestrian access to the prison site as this would mean the loss of half of the ground floor of the building.

WD/D/18/001261 – 7 North Square

Mr A Fox, representative of the applicant City & Country, addressed the Committee. He circulated photos of the original entrance to the prison showing the buildings that had previously obscured views of the prison walls. This application presented an opportunity to provide more housing and the applicant would be contacting Historic England regarding the concerns they had raised.

In response to a question, Mr Fox advised that City & Country had originally intended to deliver the whole prison development itself but due to resource issues they were considering the options of taking on a partner or stepping away from the project.

Resolved

That West Dorset District Council be notified of the comments agreed on these planning applications as set out in Appendix 1 to these minutes.

15. **Declaration of Interest**

Councillors 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.

16. **Minutes**

The minutes of the meeting of the Committee held on 2 July 2018 were confirmed and signed by the Chairman as a correct record.

17. **Minute Update Report**

i) **Lubbecke Way**

The Committee noted the updated information provided by DCC and an east ward Councillor detailed the ongoing and escalating problems with traffic accessing the Household Recycling Centre particularly along Long Bridge Lane. New parking restrictions and improved signage were needed urgently and it was important that a DCC officer attended the next committee meeting to explain plans for improving the situation.

Resolved

- i) That the Minute Update Report be noted.
- ii) That a DCC officer be invited to attend the September meeting of the Committee, as a matter of urgency, to discuss traffic and parking issues relating to the linking of Lubbecke Way and St George's Road.

18. **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 in Appendix 1 to these minutes.

19. **Local Plan Preferred Option Sites Consultation**

The Committee noted WDDC's timetable for consulting on the Local Plan Preferred Option Sites and discussed holding a special meeting of the Committee to consider the Town Council's response.

Resolved

That a special meeting of the Committee should be held to discuss and agree the Town Council's response to WDDC's Local Plan Preferred Option Sites Consultation and the Committee Clerk was asked to arrange this.

20. **Planning Issues to Note**

Resolved

That the planning issues reported be noted.

Dorchester Town Council
Planning and Environment Committee – 6 August 2018

1. [WD/D/18/001401](#) - 3 CARRICK CLOSE, DORCHESTER, DT1 2SB
Erection of side and rear extension
No objection

2. [WD/D/18/001580](#) - 8 FORDINGTON GREEN, DORCHESTER, DT1 1LU
Change of use from shop to cafe
No objection to change of use, however the Committee considered that no permission should be given to placing tables and chairs on the pavement outside the front of the building. Taking into account the actual width of the pavement and DCC's criteria for sitting out licences, in respect to minimum footway width, the Committee considered that such a proposal would not qualify for a sitting out licence.
The Committee also requested that Environmental Health provide advice to the applicant on bin and waste storage to the rear of the building in view of previous problems experienced by neighbours.

3. [WD/D/18/001177](#) - FORMER STORAGE LAND AND BUILDING BETWEEN, 20A-21 GLYDE PATH ROAD, DORCHESTER
Change of use to residential (Use Class C3) together with external alterations
Recommend refusal.
The Committee was very strongly of the view that the change of use should not be approved. The principle of a pedestrian access to the Prison site had been a core element of the Town Council's Position Statement on the future development of the site in August 2014, and subsequent committee resolutions, and Members considered that all of the information provided by City & Country, the applicant, throughout the whole planning process, had led everyone to believe and expect that pedestrian access would be provided through this site. Members were extremely disappointed that the applicant now appeared to be reneging on the promises that it had highly promoted, jeopardising the access strategy for Prison site as a whole and turning it into a closed community by removing an integral pedestrian link.
There were also concerns that as no parking was to be provided on site potential additional on street parking created in the immediate area would have a negative impact on the existing residents' parking permit area, meaning that neighbouring residents' amenity would be adversely affected.
Therefore the Committee considered that the development would be contrary to policies ENV 11 and ENV 16 of the adopted Local Plan and paragraph 75. of the NPPF 2012.

4. [WD/D/18/001261](#) - 7 NORTH SQUARE, DORCHESTER, DT1 1HY
Erection of two residential dwellings with associated car parking and refuse store
Recommend refusal.
The Committee noted the comments of Historic England and supported these comments particularly in regard to the height of the proposed building that would screen the prison walls in views from the south. The Committee agreed that any property on this site should be equal to or of less height to No. 6 restaurant in order to protect the Conservation Area and the open views of the prison wall and the original buildings beyond. The scale of the development would be too dominating and would not preserve or enhance the Conservation Area. As such the development would be contrary to policy ENV 4 of the adopted Local Plan.

5. [WD/D/18/001217 + WD/D/18/001218](#) - 14 HIGH WEST STREET, DORCHESTER, DT1 1UW
Change of use of rear section of shop to dwelling, replace rooflights, two windows and external door, and render south elevation and carry out internal alterations
No objection
6. [WD/D/18/001274](#) - 3 RINGHILL STREET, POUNDBURY, DORCHESTER, DT1 3TL
Erection of single storey rear extension
No objection
7. [WD/D/18/000969 + WD/D/18/000970](#) - 5 GREENINGS COURT, DORCHESTER, DT1 1HR
Installation of window in the rear (west) wall of the ground floor
The Committee supported the comments of the Conservation Officer in respect of the plans and information provided with the application and agreed that the application should be withdrawn and resubmitted with appropriate level of documentation (or further information be submitted).
8. [WD/D/18/001303](#) - 3 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE
Change of use from A1 (Retail Shop) to A3 (Cafe)
No objection
9. [WD/D/18/001336](#) - 6 ALBERT ROAD, DORCHESTER, DT1 1SF
Change of use from office to 4 additional apartments and erection of 5 apartments with associated link build
Recommend refusal.
The Committee had a number of concerns about the development, it considered that the level of parking provided on site would be inadequate and consequently additional on street parking created in the immediate area would have a negative impact on the existing residents' parking permit area, meaning that neighbouring residents' amenity would be adversely affected. The increase in traffic movements on and off site would also have a negative effect on neighbours particularly in respect of noise.
The mass and design of the proposed new build would be too dominant and overbearing on the original building and it would have a detrimental impact on the significant open space that the garden of the site provides and the visual amenity of the area. This site and the original building currently complements the Borough Gardens and the significant buildings, on the main road frontages, nearby in the Conservation Area and the development proposed would neither preserve nor enhance either.
There were concerns that not enough consideration had been given to the wildlife that the site currently supports or to the impact that the development would have on the preserved, vintage trees on site.
Therefore, the Committee considered that the development would be contrary to policies ENV 2, ENV 4, ENV 10, ENV 12 and ENV 16 of the adopted Local Plan.
10. [WD/D/18/001317](#) - ACLAND ROAD EVANGELICAL CHURCH, ACLAND ROAD, DORCHESTER
Demolition of Church Building and change of use to Car Park
No objection and the Committee supported the comments of the County Archaeologist in regard to the applicant being requested to undertake an archaeological assessment and if necessary an evaluation of the site, before the application is determined.

11. [WD/D/18/001378](#) - MOULE HOUSE, TRINITY STREET, DORCHESTER, DT1 1TT
New flat roof structure to the upper terrace located in the garden of Moule House
No objection

12. [WD/D/18/001389](#) - 60 SOUTH COURT AVENUE, DORCHESTER, DT1 2BZ
Erection of two storey front extension and single storey rear extension
No objection

13. [WD/D/18/001332](#) - 95 DAMERS ROAD, DORCHESTER, DT1 2LB
Erection of entrance porch. Demolition of garage and erection of replacement garage/workshop.
No objection

14. [WD/D/18/000622](#) - 1 ALEXANDRA ROAD, DORCHESTER, DT1 2LZ
Erection of raised decking area (Retrospective)
Recommend refusal.
The Committee considered that the decking was inappropriate on such a prominent site in the Conservation area and it would be out of keeping with the Conservation Area and street scene. It would integrate poorly with the local area and be of detriment to visual amenity. As such the proposal would be contrary to policies ENV 4 and ENV 10 of the adopted Local Plan. Concerns were also raised about the safety of the currently unfinished structure.

15. **WD/D/18/001480 - THE OLD WAREHOUSE, 31 DURNGATE STREET, DORCHESTER**
Internal alterations to existing offices
No objection

16. **WD/D/18/001484 - 10 FRIARY HILL, DORCHESTER, DT1 1JG**
Alterations to boundary railings, walls, gates and pillars: Installation of window to replace door on south elevation
Recommend refusal.
The Committee considered that the proposed wall was too high, it would be too dominant on the street scene and would create a negative impact on the Conservation Area by enclosing North Square and the open aspect of the top of the Friary Hill. The proposal would therefore be contrary to policies ENV 4 and ENV 10 of the adopted Local Plan. The Committee had no objection to the installation of the window to replace the door.