

Dorchester Town Council
Planning and Environment Committee

1 April 2019

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

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

73. Minutes

The minutes of the meetings of the Committee held on 4 February and 4 March 2019 were confirmed and signed by the Chairman.

74. Minute Update Report

Lubbecke Way Issues

With regards to the outcome of DCC's Petitions Panel that had considered the petition from local residents asking for a 20mph speed limit on Lubbecke Way, St George's Road, Eddison Avenue and Long Bridge Way and speed humps on Lubbecke Way, the Committee agreed to consider progress on this further at its meeting on 7 October 2019.

Members raised concerns about the volume of large vehicles using the alternative route, via Long Bridge Way, to the HRC when Lubbecke Way is closed for resurfacing. The two main issues highlighted were ensuring that the diversion route could actually accommodate these large vehicles and that directional signage and bollards, particularly to protect pavements and verges at Long Bridge Way, were positioned appropriately over the closure period.

The Committee Clerk mentioned the results of the two traffic radar surveys that had been circulated directly to Members and advised that these would be incorporated into Dorset Council's monitoring of Lubbecke Way petition traffic issues.

TRO Request to DCC – Mellstock Avenue

Since the Minute Update Report had been printed, the Committee Clerk had been advised that having reviewed the traffic situation at the exit of Manor Park First School into Mellstock Avenue, Dorset Council would be installing additional parking restrictions in this area.

Resolved

- i) That Dorset Council Highways be asked to confirm that an assessment had been carried out to check that the alternative route for accessing the HRC, via Long Bridge Way when Lubbecke Way was closed for resurfacing, was suitable for a volume of large vehicles/HGVs etc.
- ii) That Dorset Council Highways be asked to ensure that directional signage and bollards, particularly to protect pavements and verges at Long Bridge Way, were positioned appropriately over the closure period of Lubbecke Way.
- iii) That the Minute Update report be noted.

75. Planning Applications

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

While considering WD/D/19/000474 – 30B South Street, Members asked the Committee Clerk to report 9A High West Street and 2 Cornhill to Dorset Council for enforcement action due to their unapproved illuminated signage.

Resolved

- i) That Dorset Council be requested to take enforcement action on 9A High West Street and 2 Cornhill due to their unapproved illuminated signage.
- ii) 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.

76. **Planning Issues to Note**

The Committee considered the action taken by WDDC over the implementation of an immediate Article 4 that affected permitted development rights in the Conservation Area. Members noted that the notification letter sent to residents had caused some confusion due to the technical language used. Reassurance had since been given that the language used in future letters relating to this Article 4 would be improved and Members accepted this.

There was discussion on the extent of this Article and its impact on and implications for local residents and the Chairman explained its purpose in protecting the Conservation Area and how it would be administered by the Local Planning Authority.

Resolved

That the Planning Issues to Note report be noted.

Chairman

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1. **31 HIGH WEST STREET, DORCHESTER, DT1 1UP - WD/D/19/000444 + WD/D/19/000445**
Internal alterations to form a two storey self contained town house which includes the change of use of the end rooms of the offices to residential accommodation. Internal alterations to the existing residential unit to the first and second floors. Replace existing first floor timber door with a timber half glazed stable door to the east elevation
No comment
2. **13 SOUTH STREET, DORCHESTER, DT1 1BS - WD/D/19/000411**
Display of 1 no. set of illuminated letters & 1 no. non-illuminated hanging sign
Recommend refusal – Dorchester Town Council has a policy to object to planning applications for internally illuminated shop signage in South Street, High West Street and High East Street. The aim of this policy to protect and enhance the Conservation Area and Listed buildings as per Policy ENV4 of the adopted Local Plan.
3. **PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY - WD/D/19/000681**
Erect 22 commercial units for B1, B2 and B8 use with associated access and parking
No comment
4. **30B SOUTH STREET, DORCHESTER, DT1 1BY - WD/D/19/000474**
Display of 2no illuminated fascia signs
The Committee supported the comments and recommendation, dated 25 March 2019, of WDDC's Design and Conservation Officer.
Dorchester Town Council has a policy to object to planning applications for internally illuminated shop signage in South Street, High West Street and High East Street. The aim of this policy to protect and enhance the Conservation Area and Listed buildings as per Policy ENV4 of the adopted Local Plan.
5. **48 MANOR ROAD, DORCHESTER, DT1 2AX - WD/D/19/000568**
Erect ground floor rear extension, roof alterations to include installation of front and rear dormer windows, front lobby, garden terrace and erection of a detached garden room
No comment
6. **69 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA - WD/D/19/000607**
Demolish existing garage, conservatory & single storey extension. Erection of rear & front single storey extension to form porch, garage, wc, kitchen & living area. Erection of two storey side extension to form utility and bedroom.
No comment
7. **TOP O TOWN HOUSE, BRIDPORT ROAD, DORCHESTER, DT1 1XT - WD/D/19/000760**
Change of use of office to 9 residential apartments; erection of dwelling, refuse/cycle stores (Variation of Condition 1 of Planning approval WD/D/18/000910)
No comment

8. **COMMERCIAL UNITS 1 & 2, ROYAL PAVILION (BUILDING 4.04b), QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DT1 3DX - WD/D/19/000658**

Change of use from A1 (shops), A2 (financial & professional services), A3 (restaurant & cafes), A4 (drinking establishments), A5 (hot food takeaways) & B1 (business) use classes to A1 (shops), A2 (financial & professional services), A3 (restaurant & cafes), A4 (drinking establishments), A5 (hot food takeaways), B1 (business) & D2 (assembly & leisure) use classes

No comment

9. **POUNDBURY PHASES 3 AND 4, POUNDBURY - WD/D/19/000794**

Modification of planning obligations of Section 106 Agreement dated 20th December 2011 of planning approval 1/D/09/001363

The Committee considered letter from the applicant giving the background to the proposals and they accepted the modifications to the S106 agreement relating to the removal of the provision of public open space facilities.

Members understood the reasoning for not providing a 300 seater Community Hall and supported this in principle but did not consider that the Jubilee Hall could be classed as a direct alternative for this, by virtue of its size. Also Members were concerned that the removal of the planning obligation to provide this Community Hall would also remove the associated financial S106 obligation and Members did not consider that this was acceptable. They considered that the applicant would not be financially disadvantaged by the removal of the planning obligation and that the opposite was likely.

It was agreed that the Committee recommended refusal of the removal of the planning obligation to deliver a 300 seat Community Hall unless the associated financial S106 obligation would be delivered.

10. **34 KINGSBERE CRESCENT, DORCHESTER, DT1 2DY - WD/D/19/000660**

Erect single-storey rear extension

No comment