

Dorchester Town Council
Planning and Environment Committee
29 April 2019

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

77. Declarations of Interest

As this was the last committee meeting of this Council, the Chairman thanked its members for all their contributions and commitment.

Councillor Jones declared a personal interest in planning application WD/D/19/000614 as a neighbour of the applicant.

78. Minutes

The minutes of the meeting of the Committee held on 1 April 2019 were confirmed and signed by the Chairman.

79. Minute Update Report

Lubbecke Way

The Committee Clerk reported that the deadline for objections to the proposed Traffic Regulation Order for the weight restriction at Long Bridge Way and St Georges Road had now passed but she had not be able to obtain any information about whether any objections had been received by Dorset Council.

An east ward Councillor commented on the road markings for the new parking restrictions that had been installed in Lubbecke Way, through the Experimental Traffic Regulations Order. The single yellow line on the north carriageway was unbroken from the new Red Cow development to the Dorset Youth Association building meaning there were no passing spaces on this stretch of road. Members considered that this needed further consideration as part of the review of Experimental Order, and other Lubbecke Way issues, that the Committee was due to undertake in October 2019.

Resolved

- i) That consideration be given to the Experimental Traffic Order for Lubbecke Way when other issues affecting the road were discussed in October 2109.
- ii) That the Minute Update report be noted.

80. Planning Applications

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

Resolved

- i) That Dorset Council be notified of the comments agreed on the various planning applications as set out in Appendix 1 to these minutes.

81. **Planning Issues to Note**

Resolved

That the Planning Issues to Note report be noted.

82. **Urgent Items**

There were no urgent items to report.

Chairman

Dorchester Town Council

Planning and Environment Committee – 29 April 2019

1. **52 LONDON ROAD, DORCHESTER, DT1 1NE - [WD/D/19/000597](#)**
Erect single storey side extension
No comment

2. **39 SYWARD ROAD, DORCHESTER, DT1 2AJ - [WD/D/19/000614](#)**
Erection of side extension
No comment

3. **33 HOLLOWAY ROAD, DORCHESTER, DT1 1LF - [WD/D/19/000724](#) + [WD/D/19/000723](#)**
Conversion of an attached Garage to an annexe
Recommend refusal.
The Committee were again disappointed that the works proposed did nothing to enhance the garage/extension's visual relationship with the host building. This appeared to be an opportunity to improve the look of the Listed Building as a whole and its impact on the street scene and the Dorchester Conservation Area. The proposed glazed door and windows, inset into the garage door aperture, would do nothing to enhance the Listed Building as a whole or the character and appearance of the Conservation Area and its modern appearance would have a detrimental visual impact. The Committee considered that any windows installed on the front elevation of the garage extension should match those of the host building. Therefore the Committee considered that the application should be refused as it is contrary to policies ENV 4., 10. and 12. of the Local Plan.

4. **SOUTH GROVE COTTAGE, TRINITY STREET, DORCHESTER, DT1 1TU - [WD/D/19/000537](#) + [WD/D/19/000538](#)**
Addition of a gate to the car park entrance & display of a hanging sign board & a fascia sign board to the front side wall
No comment

5. **48 SOMERLEIGH ROAD, DORCHESTER, DT1 1TJ - [WD/D/19/000720](#)**
Erection of single storey rear extension. Alterations to second floor to include installation of conservation roof light (with variation of condition 1of planning permission [WD/D/18/000318](#) to amend approved plans)
No comment

6. **30B SOUTH STREET, DORCHESTER, DT1 1BY - [WD/D/19/000473](#) (Retrospective)**
Internal alterations and display of internally illuminated signage (part retrospective)
Recommend refusal.
The Committee noted the internal alterations that had already been carried out and it was concerned about the internal illumination spilling out from the shop that was having a negative visual impact on the Conservation Area contrary to Policy ENV.4 of the adopted Local Plan. 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.

7. **5 HAMSLADE GREEN, POUNDBURY, DORCHESTER, DT1 3DP - [WD/D/19/000713](#)**
Change of use from A1, A2 & B1 (Commercial) to D1(Fertility Clinic)
The Committee considered that if the application was approved, a planning condition should be

added limiting the opening hours of the clinic in order to protect the quiet enjoyment and residential amenity of those living in the immediate area in accordance with Policy ENV16. of the adopted Local Plan.

8. **58 ICEN WAY, DORCHESTER, DT1 1EW - [WD/D/19/000899](#)**
Change of use from Office Use (Class B1(a)) to a dwellinghouse (Class C3) (ground floor and first floor flats).
No comment

9. **PLOTS 593 TO 595 AND 600 TO 620, SECTOR 3.76, NORTHERN QUADRANT, CROWN STREET WEST, POUNDBURY - [WD/D/18/001983](#)**
Application for approval of reserved matters for access, appearance, landscaping, layout & scale of outline planning permission 1/D/09/001363
No comment

10. **6 ALBERT ROAD, DORCHESTER, DT1 1SF - [WD/D/19/000627](#)**
Change of use from existing office to 4 No. dwellings (C3) (demolish existing bay window and single storey lean to extension to west elevation); erection of 5 no. apartments with vehicular access and parking
Recommend refusal

The Committee heard from a number of local residents who considered that the applicant had not taken account of their previous concerns and commented on the lack of parking, poor design features, protection of trees and wildlife, the relationship of the site with the Borough Gardens, the visual impact on the Conservation Area and overall it was considered that the proposal was overdevelopment of the site.

Members supported the comments made by the members of the public and had the same concerns about the development. They were disappointed that the developer had not provided the tree report mentioned in the Design and Access Statement nor had they addressed the comments of Dorset Council's Senior Archaeologist regarding the need for an archaeological evaluation of the site.

The Committee commented on the importance of protecting the trees on site and it was concerned about the provision of a number of parking spaces over the root zone of tree T10, the impact construction on the site could have on the trees and the proximity of the extension to the canopy of T10. It queried whether there was adequate bin provision in an appropriate position on the site.

The design, scale and mass of the development would be too dominant and overbearing on the original building and have a negative visual impact on this part of the Conservation Area, the Borough Gardens and the Walks as a Scheduled Ancient Monument. The design features of the extension did not reflect the existing building, particularly the windows, and the lack of front doors into either building was at odds with the established residential pattern of other properties in the area. The demolition of the distinctive, feature side bay window and ground floor extension/porch was considered to be a negative aspect of the proposal and Members considered that these should be preserved.

This open 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. 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.

11. **DORSET COUNTY MUSEUM, 65-66 HIGH WEST STREET, DORCHESTER, DT1 1XA - [WD/D/19/000771](#) + [WD/D/19/000772](#)**
County Museum, installation of new shopfront and demolition of un-listed buildings (with variation of condition 1 of listed building consent WD/D/17/000483 - to amend approved plans) + (Variation of Condition No.1 of Planning Approval WD/D/16/002934-to amend approved plans)
No comment
12. **PLOTS 3 62A AND 3 62B, CROWN SQUARE, POUNDBURY - [WD/D/19/001012](#)**
Application for approval of reserved matters of access, appearance, landscaping, layout and scale of outline approval 1/D/12/000082 - (to revise the design, use and number of residential units of the previously approved Crown Hall and Market Hall buildings)
No comment
13. **UNIT 1, POUNDBURY WEST INDUSTRIAL ESTATE, POUNDBURY WEST INDUSTRIAL ESTATE ACCESS, DORCHESTER, DT1 2PG - [WD/D/19/000778](#)**
Increase the height of the external storage facilities and alterations to the parking layout
No comment
14. **4 HESSARY STREET, POUNDBURY, DORCHESTER, DT1 3SF - [WD/D/19/000852](#)**
Change of use from retail (A1 use)/office (B1 use) to form 3 treatment rooms for health professionals (D1 use)
No comment
15. **46 SOUTH COURT AVENUE, DORCHESTER, DT1 2BZ - [WD/D/19/000655](#)**
Erection of side & rear extensions
No comment
16. **13 HERRINGSTON ROAD, DORCHESTER, DT1 2BS - [WD/D/19/000802](#)**
Erection of front boundary wall with slatted fence & gates
No comment
17. **43 GARFIELD AVENUE, DORCHESTER, DT1 2EY - [WD/D/19/000656](#)**
Erection of first floor side extension; erection of front porch
No comment
18. **CHURCH COTTAGE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG - [WD/D/19/000860](#)**
Replace fibre-cement slates with Spanish natural slate and terracotta colour angled wet bedded ridge and hip tiles. Renew all chimney lead-work and replace sand: cement weathering with a lead cover flashing and code 3 lead soakers
No comment
19. **5 LINDEN AVENUE, DORCHESTER, DT1 1EJ - [WD/D/19/000965](#)**
Conversion of car port to annexe
No comment