

Dorchester Town Council
Planning and Environment Committee

3 June 2019

Present: Councillors R. Biggs, L. Fry, T. Harries (Vice Chairman), S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, R. Major, M. Rennie, R. Potter (Chairman) and R. Ricardo

Also Present: Councillor F. Hogwood

Apologies: Councillor J. Hewitt

1. Declarations of Interest

Councillor Fry stated that as a member of Dorset Council's Area 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.

2. Minutes

The minutes of the meeting of the Committee held on 29 April 2019 were confirmed and signed by the Chairman.

3. Minute Update Report

Lubbecke Way

An east ward Councillor advised that she would be offering Dorset Council advice on suggested sites for signage when the implementation of the Traffic Regulation Order for the weight restriction at Long Bridge Way and St George's Road is progressed.

The Committee Clerk suggested that the agenda item regarding the Lubbecke Way Experimental TRO and petition be moved from the October agenda to September and Members agreed with this.

Resolved

- i) That consideration be given to the Lubbecke Way Experimental TRO and petition at the September 2019 meeting.
- ii) That the Minute Update report be noted.

4. 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.

5. Planning Issues to Note

Resolved

That the Planning Issues to Note report be noted.

6. **Urgent Items**

The Chairman accepted an urgent item regarding parking issues in the Town. Members reported on particular areas of concern particularly in south ward and in Herringston Road outside of Weldmar Hospice and the Winterborne Hospital. The Committee agreed that these issues should be raised with Dorset Council and that reassurance be sought from them that there would be early consideration of the Dorchester Parking Review and the ongoing and escalating parking problems in the Town. Additionally, advice would be sought from Dorset Council officers on early ways of improving the parking situation in Herringston Road.

A point was raised about the way in which Tree Works Applications were now dealt with and it was suggested that the Committee consider designating 'tree wardens' for each ward at the next committee meeting. Members agreed to this suggestion.

Resolved

- i) That Dorset Council be asked for reassurance that there will be early consideration of the Dorchester Parking Review and the ongoing and escalating parking problems in the Town;
- iii) That advice be sought from Dorset Council officers on early ways of improving the parking situation in Herringston Road outside of Weldmar Hospice and the Winterborne Hospital;
- ii) That an item be placed on the next committee agenda to consider designating 'tree wardens' for each ward.

Chairman

Dorchester Town Council
Planning and Environment Committee – 3 June 2019

1. **OLD MILITARY HOSPITAL, GROVE TRADING ESTATE, DORCHESTER - [WD/D/19/000867](#) + [WD/D/19/000868](#)**
Change of use & conversion of former military hospital to 6 no. residential dwellings + Alterations to facilitate the conversion of former military hospital to 6 no. residential dwellings
Recommend refusal
The Committee discussed the pros and cons of the development, noting the importance of the site as potential business premises and the opportunity to develop a brownfield site into residential dwellings. Comments were made about the challenges of creating successful mixed use sites, the need to protect employment sites in the town and the poor environmental and amenity factors likely to affect residents of the development. Comment was also made that the building had been run down for many years and its poor condition would have impacted on its successful marketing as a business premises. Overall, the Committee agreed that the air pollution, noise and disturbance caused by passing traffic and established businesses in the immediate area would cause long term detriment to the amenity of the residential properties and therefore the development would be contrary to Policy ENV16. of the adopted Local Plan. Additionally, the loss of business premises on the industrial estate would be contrary to Policy ECON3. of the adopted Local Plan.
2. **SOUTH GROVE COTTAGE, TRINITY STREET, DORCHESTER, DT1 1TU - [WD/D/19/000957](#) Listed Building Consent**
Installation of a gate to the car park entrance, a hanging sign and a fascia sign to the front side wall
Recommend refusal
The Committee noted the comments of the Conservation Officer (which had not been available in relation to [WD/D/19/000537](#)) and supported these, in particular the concerns regarding the industrial appearance of the proposed gate. The Committee considered that the style and design of the gate fails to respect the historic character of the Grade II Listed Building and would have a negative visual impact on the Conservation Area and the neighbouring Scheduled Ancient Monument of Bowling Alley Walk. The proposal would therefore be contrary to Policy ENV 4 of the adopted Local Plan.
3. **MEADOW VIEW, GLYDE PATH ROAD, DORCHESTER, DT1 1XE - [WD/D/19/000911](#)**
Formation of new vehicular access
Recommend refusal
The Committee commented on road safety issues and the protection of the Conservation Area. Note was made of Dorchester Conservation Area Article 4 that was made in February 2019 and overall Members agreed that the proposal would create an unsympathetic off-street car parking area and the removal of part of the existing wall would result in a detrimental change in the streetscape character of the Conservation Area. The proposal would therefore be contrary to Policy ENV4. of the adopted Local Plan.
4. **TUDOR ARCADE, SOUTH STREET, DORCHESTER - [WD/D/19/000796](#)**
Replace existing 'Waitrose' sign with 1no. non-illuminated 'Waitrose & Partners' hanging sign
No comment

5. **1 LINDEN AVENUE, DORCHESTER, DT1 1EJ - [WD/D/19/001111](#)**
Erect single storey extension
No comment
6. **28 HERRINGSTON ROAD, DORCHESTER, DT1 2BS - [WD/D/19/000974](#)**
Erect single storey rear extension
No comment
7. **50 SOUTH COURT AVENUE, DORCHESTER, DT1 2BZ - [WD/D/19/000993](#)**
Erect extension, loft conversion & internal modifications
No comment
8. **26 ROTHESAY ROAD, DORCHESTER, DT1 2DU - [WD/D/19/001066](#)**
Erect single storey rear extension
No comment
9. **68 COBURG ROAD, DORCHESTER, DT1 2HR - [WD/D/19/000971](#)**
Erection of first floor extension over the existing single storey extension
No comment
10. **10 MAUD ROAD, DORCHESTER, DT1 2LW - [WD/D/19/001083](#)**
Change of use of a former Post Office (A1) to residential (C3a)
No comment
11. **2 EDWARD ROAD, DORCHESTER, DT1 2HJ - [WD/D/19/001106](#)**
Erection of new porch incorporating shower room (demolish existing); extend rear kitchen
No comment
12. **23 ELIZABETH PLACE, DORCHESTER, DT1 2JL - [WD/D/19/001125](#)**
Erect single-storey front and rear extensions
No comment
13. **29 CHESTNUT WAY, DORCHESTER, DT1 2PU - [WD/D/19/001052](#)**
Erection of single storey front extension (to replace existing porch)
No comment
14. **5 FORDINGTON GREEN, DORCHESTER, DT1 1LU - [WD/D/19/001138](#)**
Internal & external alterations to facilitate the installation of gas meter, boiler, radiators and associated works
Grade II Listed Building and Dorchester Conservation Area
No comment subject to any comments made by the Conservation Officer.
15. **7 CORNHILL, DORCHESTER, DT1 1BA - [WD/D/19/001163](#) + [WD/D/19/001164](#)**
Change of use from A1 Shop to A3 Restaurant and Cafe. Removal and replacement of existing shop frontage. Erection of rear flat roof extension & formation of Terrace/ Seating Area.
Grade II Listed Building and Dorchester Conservation Area
No comment