

**Dorchester Town Council**  
**Planning and Environment Committee**

**1 July 2019**

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

Also in attendance: Councillor D Leaper

Apologies: Councillor Robin Potter (Chairman)

**7. 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.

**8. Minutes**

The minutes of the meeting of the Committee held on 3 June 2019 were confirmed and signed by the Chairman.

**9. Minute Update Report**

**Minute 4/19 (3 June 2019)**

**OLD MILITARY HOSPITAL - WD/D/19/000868**

Members noted that, an additional comment was added to the Town Council's response to application: - WD/D/19/000868 and that a decision from the Dorset Council regarding the application had not yet been made.

**Minute 6/19 (3 June 2019)**

Members noted that Highways Officers had carried out an inspection of Herringston Road on 25 June 2019 and had found no safety issues. Following the site visit, Highways Officers met with Dorchester Dorset Councillors and had confirmed that they would continue to monitor the situation and if need be install bollards along the verge side and or / raise a job for white protection for dropped kerbs.

Members heard from a Dorset Councillor that a regular update on matters affecting Dorchester discussed by the Dorset Council would be given by Dorchester Dorset Council Members.

The Clerk informed the Committee that a response had been received from Matthew Piles, Corporate Director – Economic Growth and Infrastructure at Dorset Council to confirm that Dorchester and its Parking Review would be given early consideration in priorities within the Parking Service for Dorset.

Councillors also noted that members of the Dorchester Transport Environment Plan Member led working group would be convening in the near future.

**Resolved**

That the Minute Update report be noted.

10. **Tree Works Applications**

The Committee discussed the advantages of appointing councillors from each ward to be Tree Wardens, however it was agreed that as works to the trees could happen quite quickly it would be difficult to monitor. Councillors agreed that it would be beneficial to invite a Tree Officer from Dorset Council to give a presentation to the Committee to enable them to gain a better understanding of the policy and regarding tree issues and tree works applications.

**Resolved**

That the Dorset Council Tree Officer for Dorchester be invited to give a presentation before the Planning and Environment Committee.

11. **Planning Applications**

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

**Resolved**

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

12. **Planning Issues to Note**

**Resolved**

That the Planning Issues to Note report be noted.

13. **Urgent Items**

Members were reminded that only items deemed to be urgent by the Chairman or Town Clerk that could not wait for consideration at a further meeting be considered under the agenda item.

Chairman

**Dorchester Town Council**  
**Planning and Environment Committee – 1 July 2019**

1. **38 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AQ - WD/D/19/001391**  
Demolition of existing rear extension and conservatory and erect single storey extension including garage  
No comment
  
2. **6 CAME VIEW ROAD, DORCHESTER, DT1 2AE - WD/D/19/001415**  
Erection of a two storey side extension and single storey rear extension (Variation of condition 1 of Planning Approval WD/D/17/003006 - amended plans)  
No comment
  
3. **ICEN MEAD, ICEN WAY, DORCHESTER, DT1 1ES - WD/D/19/001419**  
Erect front extension to entrance hall, replacement double garage and enlarge covered patio area including replacement roof (demolish existing garage, storage area and roof over patio).  
No comment
  
4. **THE ROMAN TOWN HOUSE, COUNTY HALL, COLLITON PARK, DORCHESTER, DT1 1XJ - WD/D/19/001377 & WD/D/19/001378**  
Carry out improvement works to Roman Town House complex to include seating, lighting, access, parking, circulation, new timber steps and paths, laying of hard surfaces, other landscaping works and relocation of Roman sarcophagus  
The Committee welcomed the application.
  
5. **DORCHESTER ARTS CENTRE, THE GROVE, DORCHESTER, DT1 1XR - WD/D/19/001571 + WD/D/19/001212**  
Alteration of the former Grove School (Listed Building) by demolition of later single storey additions and conversion of retained school hall to 2No. one bedroom houses, a residents community lounge with carer bedrooms above and the construction of a terrace of 3No. one bedroom plus carer sleep over room, single storey dwellings including reconstruction of boundary walls and new access drive and on site parking area (**with variation of conditions 1 (& 4)** of planning permission WD/D/17/000970 to amend approved plans)  
No comment
  
6. **THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY (Revised Plans) - WD/D/19/000282**  
Erection of Pavilion with Cafe, Community Space and Offices  
The Committee reiterated the points made previously about the need for appropriate lighting around the building to ensure public safety and also requested that if the application was approved, the planning authority takes measures, through a planning condition if appropriate, to ensure that vehicles do not cross the Great Field to access the building for any purpose and to monitor the situation.
  
7. **SECTORS 3.63 & 4.31 NORTH QUADRANT, POUNDBURY - WD/D/19/001272**  
Application for approval of reserved matters for access, appearance, landscaping, layout & scale for Sectors 3.63 & 4.31 of outline planning permission 1/D/09/001363

Councillor Biggs read out the comments that the Poundbury ward members had submitted in respect of the application and, on the strength of these, the Committee considered that the application should be refused. Members were particularly concerned that there would be loss of residential amenity, particularly to the affordable housing units, and there was a lack of commitment to environmental and sustainability at this early stage of development. Another concern was the lack of landscaping detail. Having taken the Poundbury wards members' views into account, the Committee considered that the application would be contrary to policies ENV10., ENV13.and ENV16. of the adopted Local Plan.

8. **31 CROWN STREET WEST, POUNDBURY, DORCHESTER, DT1 3FQ - WD/D/19/001389**  
Change of use from A1, A2 & B1 (Commercial) to D1(Optometrists)  
No comment
9. **47 MONMOUTH ROAD, DORCHESTER, DT1 2DE - WD/D/19/001393**  
Change of use and conversion of ground floor shop (Class A1) to residential (Class C3)  
No comment
10. **76 COBURG ROAD, DORCHESTER, DT1 2HR - WD/D/19/001152**  
Erect Single Storey Rear Extension  
No comment
11. **COBURG COURT, MAUD ROAD, DORCHESTER, DT1 2NZ - WD/D/19/001365**  
Conversion of existing residential building to create 7no. self-contained flats  
Recommend refusal.  
The Committee noted that while it was likely that the site would be considered to be in a sustainable location, some parking should be provided on site not only for residents but also for staff supporting the residents. Additionally, the impact of more cars parking on the already overburdened neighbouring residential streets would have a negative impact on the amenity of local residents. As such the development would be contrary to policy ENV16. of the adopted Local Plan.
12. **9 SYWARD ROAD, DORCHESTER, DT1 2AJ - WD/D/19/001446**  
Tarmac & expand driveway to create additional parking (Retrospective)  
No comment however the Committee queried the requirement for the application at the stage that it had been received.
13. **54 HIGH WEST STREET, DORCHESTER, DT1 1UT – WD/D/19/001478 + WD/D/19/001479**  
Change of use of upper parts & rear additions from office to residential use (3no. dwellings).  
Retention of shop (revised scheme)  
No comment
14. **4 ST JOHN WAY, POUNDBURY, DORCHESTER, DT1 2FG - WD/D/19/001486**  
Erect single storey rear infill extension  
No comment
15. **PLOTS 522 TO 592, SECTORS 3.72 & 3.77, NORTH QUADRANT, POUNDBURY - WD/D/19/001488**  
Application for approval of reserved matters for access, appearance, landscaping, layout & scale in relation to Outline approval 1/D/09/001363  
As the application had only recently been received there had not been adequate time to consider it and therefore the Committee requested an extension of time to comment and for it to be presented to the August committee meeting.

16. **9 HERRINGSTON ROAD, DORCHESTER, DT1 2BS - WD/D/19/001484**  
Erection of single storey rear extension  
No comment
  
17. **DORCHESTER TOWN HALL, HIGH EAST STREET, DORCHESTER,DT1 1HF - WD/D/19/001512 Listed**  
**Building Consent**  
External alterations to fix 2no. (non-illuminated) vertical banners to front elevation  
No comment at the Town Council is the applicant
  
18. **FLAT 1 AND FLAT 3, 21 WEST MILLS ROAD, DORCHESTER, DT1 1SP - WD/D/19/001209 +**  
**WD/D/19/001210**  
Conversion of 2no. flats to 1no. flat  
No comment