

Dorchester Town Council
Planning and Environment Committee

5 August 2019

Present: Councillors R. Biggs, L. Fry, T. Harries (Vice Chairman), J. Hewitt, S. Hosford, G. Jones, F. Kent-Ledger, R. Major and R. Potter (Chairman)
Apologies: Councillors A. Canning, S. Jones and M. Rennie
Also in attendance: Councillor D. Leaper

14. 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.

Councillor Harries declared a non pecuniary interest in planning application WD/D/19/001602 and stated that he would not take part in any debate on this application.

15. Minutes

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

16. Minute Update Report

Following comments made by a member of the public regarding the Town Council's response to planning application WD/D/19/001083, the Chairman suggested that the Committee Clerk should seek advice from Dorset Council about the best wording for the Town Clerk to use in comments on planning applications when it did not object to the proposal but had given it full consideration. The Committee supported this suggestion.

Resolved

That the Committee Clerk contacts Dorset Council for advice as minuted above.

17. Planning Applications

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

During consideration of planning application WD/D/19/001488, the Committee agreed that a Duchy of Cornwall representative be invited to attend a future Committee meeting to provide an update on landscaping proposals for the remainder of the Poundbury development.

Resolved

- i) That a Duchy of Cornwall representative be invited to attend a future Committee meeting to provide an update on landscaping proposals for the remainder of the Poundbury development
- ii) That Dorset Council be notified of the comments agreed on the various planning applications as set out in Appendix 1 to these minutes.

18. Internally Illuminated Shop Signage Policy

The Chairman presented the report and the options available in regards to the Town Council's policy for internally illuminated shop signage. The Committee agreed that it would be better if it could consider each planning application on its merits rather than having a blanket policy.

Resolved

That the Town Council's policy on internally illuminated shop signage be changed so that that the Planning and Environment Committee considers all planning applications that include the provision of internally illuminated signage on their merits, based on material planning considerations and using Policy ENV 14, in the adopted Local Plan 2015, as guidance.

19. Planning Issues to Note

With regards to planning application WD/D/19/001153, a Member pointed out that the fencing surrounding the site was insecure and needed attention as this was a safety hazard. The Committee agreed that Dorset Council should be asked to address this.

Resolved

- i) That the Committee Clerk contacts Dorset Council to ask for the fencing surrounding the site of WD/D/19/001153 to be secured.
- ii) That the Planning Issues to Note report be noted.

20. Urgent Items

The Chairman reported that this was the Committee Clerk's last meeting and he and other members thanked her for her support of the Committee and their work.

Chairman

Dorchester Town Council**Planning and Environment Committee – 5 August 2019**

1. **SUITE 1 & 2, 58 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/19/001464**
Installation of 2.No windows and 2.No rooflights to rear elevation
Dorchester Conservation Area
No comment
2. **7 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/19/001602**
Conversion of existing single dwelling to form 2no. self- contained flats
Dorchester Conservation Area
No comment
3. **11 LONDON ROAD, DORCHESTER, DT1 1NF - WD/D/19/001549**
Demolish front boundary wall, form vehicular access and parking. Erect garden wall.
Dorchester Conservation Area
Recommend refusal.
The Committee supported the Article 4 Direction covering this site and considered that this would protect the historic character of the Conservation Area. They considered that the garden wall was an intrinsic part of the streetscape character of the Dorchester Conservation Area and the creation of car parking within the garden of this property, requiring the removal of part of the wall, would result in a detrimental change to the streetscape character. Such the development would be contrary to ENV4. of the adopted Local Plan.
The Committee also considered that the loss of a parking space within a residents' parking permit scheme zone, that already has a very limited number of parking spaces would have a negative impact on the existing residents, meaning that neighbouring residents' amenity would be adversely affected. This would be contrary to policy ENV16. of the adopted Local Plan.
4. **75 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PS - WD/D/19/001546**
Erect 500mm gabion baskets and 1800mm fence above existing stone wall to side of property
No comment
5. **7 SOUTH STREET, DORCHESTER, DT1 1BL - WD/D/19/001583 + WD/D/19/001589**
Display of 1no. non illuminated fascia sign and 1no. non illuminated hanging sign +
Redecoration of existing shop front and signage.
Dorchester Conservation Area and Grade II Listed Building
No comment
6. **HOLY TRINITY CHURCH CAR PARK, COLLITON STREET, DORCHESTER - WD/D/19/001615 + WD/D/19/001616**
Demolition of existing structurally un-stable boundary walls to the Holy Trinity Church car park and the re-building of replacement walls to match the existing.
Dorchester Conservation Area and Grade II Listed Building
No comment
7. **OLD SALVATION ARMY HALL, DURNGATE STREET, DORCHESTER, DT1 1NA - WD/D/19/001352 + WD/D/19/001353**

Display of non-illuminated signage scheme (retrospective) + Retention of internal works to include new timber floor, skirting and beading in main hall and removal of modern partitions and display of non-illuminated sign to front elevation
Dorchester Conservation Area and Grade II Listed Building
No comment

8. **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

The Committee had no objection to the application in principle but comments were made about the lack of cycle storage, renewable energy provision and charging points for electric vehicles across these plots.

Concerns were also raised about the apparent lack of and reduction in landscaping at various points across the whole of Poundbury and in particular in the phases currently being developed.

The Supplementary Planning Document – Poundbury Development Brief (December 2006), was produced to guide decisions on planning applications for the future development of the site at Poundbury. Within this document, it stated:

' 3. Green Spaces

Green Squares with woodland trees

3.1 A range of green spaces is proposed within the Poundbury development in order to add to the character and distinctiveness of the development.

3.8 it is therefore proposed to include green squares or small urban parks within the development.

3.9 The inclusion of green squares with enough space for mature 'woodland' trees, will also have an impact on views of the development within the surrounding landscape. It is intended that the green squares will be easily reached on foot by local residents being no more than a ten minute walk away from any residential property.

3.10 The planting of native trees will add positively to (a number of things listed)

Avenue planting

3.11will be designed as formal avenues with trees planted along their length. The new feeder road up to the north-eastern part of the site will also be planted though possibly in a less formal style.

3.13 Planting within the site within green squares or along the avenues and boulevards, should include a range of tree and shrub species.'

The Committee considered that the planning authority should revisit this document in regard to landscaping when deciding on future planning applications for the remainder of the Poundbury development.

9. **9 CASTLE CLOSE, DORCHESTER, DT1 2JE WD/D/19/001690**

Proposed Change of use from C3 (Residential) to mixed use C3 (Residential) and D1(b) (for use as a creche, day nursery or day centre)

No comment

