

Dorchester Town Council
Planning and Environment Committee

2 December 2019

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

Also in attendance: Councillor Alistair Chisholm.

Apologies: Councillors S. Jones and R. Ricardo.

48. 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 G. Jones stated that as a Dorset County Economic Development Officer, he would keep an open mind on the planning application WD/D/19/002470 and consider all information available at each stage of the decision process. He would take part in the debate but not vote on this planning application.

Councillors R. Biggs, J. Hewitt, S. Hosford, F. Kent – Ledger and M. Rennie all stated that as trustees of Dorchester Municipal Charities they would keep an open mind on planning application WD/D/19/002581 Former Tennis Courts East of, West Walks, Dorchester and consider all information available at each stage of the decision process. They would take part in the debate but not vote on this planning application.

49. Minutes

The minutes of the meeting of the Committee held on 4 November were confirmed and signed by the Chairman.

50. Presentations

1) WD/D/19/002627 Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY.

Members received a presentation from Nick Johnson, Director of Strategy, Transformation and Partnerships Ben Print, Programme Manager, Guy Kippen, Partnership Manager and Fiona Petch Architect from Dorset County Hospital Foundation Trust.

Members heard that the existing car parking provision was insufficient for patients, staff and visitors and the situation would not improve as the demands made on the hospital over time increased due to expansions in services and a growing population.

Members were informed that the proposed plans would meet the hospital's parking needs until 2026. The existing layout was confusing and caused difficulties for drivers searching for parking spaces. The affect being that a number of appointments were missed each year, costing the NHS £160 per each appointment missed and increased anxiety in patients prior to their appointments.

Members were told that the new plans included provision for 55 disabled parking spaces closer to the hospital's main entrances and drop off points with a time limit. Members heard that the material selection and appearance of the building would allow for the building to be used as public art and provide provision for a green wall.

A Member asked if the number of parking spaces included in the proposed plans could be increased and was informed that the Hospital would be working on a transport plan to encourage service users to use more environmentally friendly alternatives.

Concerns were raised about the existing trees. Members were informed that a tree planting plan had been devised and any trees that were lost would be replaced, it had been recommended that new trees would be replaced for trees that encourage pollination.

The Chairman thanked the team from the Dorset County Hospital for their presentation.

Resolved

The Committee considered the application, comment in appendix 1 to be submitted to the Dorset Council.

2) WD/D/19/002470 37 - 38 High West Street, Dorchester, DT1 1UP

Members received a presentation from Daniel Cantrell of Crickmay Stark Architects on behalf of the applicants, George Aldridge and Charlie Fowler regarding the application for the demolition of existing buildings and the erection of one A1 retail unit and 9 flats over three storeys including a double-height space along the West elevation for the central three dwellings.

Members heard that the proposed flats would be of different sizes to meet market demands. Four of the flats would include lifts. Members noted that the majority of the flats had been designed with the bedrooms on the lower level and the living space on the upper level to maximise the daylight and views and would include Roof Top Gardens.

Members noted that provision had been made for 6 parking spaces, sufficient space would be provided for turning and parking and a green wall would be incorporated in the design.

Members heard that it was proposed that the new building should be deferential to the existing buildings, rather than dominating them, the street frontage would be no higher than 36 High West Street, anything taller would be set back.

Members heard that the existing restaurant would cease trading in its current location but that the existing Barbers had requested to remain in situ once the works had been completed.

A member questioned if electric car charging points would be incorporated into the design and was pleased when it was confirmed that at least two electric car charging points would be included. The committee requested that consideration be given to including renewable energies such as solar panels into the design.

Resolved

The Committee considered the application, comments in appendix 1 to be submitted to the Dorset Council.

51. Planning Applications for Comment

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.

52. Minute Update Report

1) Minute 25 (3 September 2018) Requests for New Parking/Traffic Restrictions

Members noted that the parking restrictions on both sides of the junction of Weatherbury way and Mellstock Avenue had been implemented. Members agreed that the 'Safer Route to School' programme appeared to be working well and agreed that the Clerk to the Committee should write to the Dorset Council in order to highlight that the programme had been welcomed by Dorchester Town Council.

Members noted that their previous request for double yellow lines at:

a) Both sides of the junction of Rothesay Road and South Court Avenue

b) Both sides of the junction of Ashley Road and Monmouth Road

c) Both sides of the junction of Culliford Road South and Monmouth Road

would continue to be monitored and requested further updates when they became available.

2) Minute 33 (7 October 2019) Speed Indicator Device (SID)

Members noted that the SID had been purchased and would be installed at Herringston Road and Alington Avenue. Members heard that the Outdoor Service

team would need to be trained to install the SID, and training would be timetabled in the near future. Members noted that data had been requested for London Road.

3) Minute 34. (7 October 2019) Dropped Kerbs Requests

Members noted that the request for dropped kerbs submitted by Dorchester Town Council had been approved and would be completed by the end of November 2019 (weather permitting).

Resolved

- 1) That the Clerk to the Committee write to Dorset Council to notify them that the Dorchester Town Council has welcomed their 'Safer Route to School' programme.
- 2) That the minute update report be noted.

53. Request to Adopt the Mellstock Avenue Public Payphone Kiosk

Members considered a request from a member of the public to adopt the Mellstock Avenue Public Payphone Kiosk for the purpose of a community library. It was reported that the person who had made the request would prepare a proposal and project plan and submit it to the Council. Councillors noted that the deadline to request to adopt the Kiosk was 23 December 2019.

Members noted that it would cost £1 to adopt the kiosk and once the transfer had been completed would be responsible for all support and maintenance of the phone box and for any liability resulting from the phone box or its use.

If power was present at the kiosk the Town council would have the option to take ownership of the power supply, or for BT to continue to supply the power free of charge on behalf of the Town Council.

Members agreed to adopt the payphone kiosk and elected to take the ownership of the power supply.

Resolved

That a request to adopt the Mellstock Avenue Payphone Kiosk be submitted to BT and that Dorchester Town Council take ownership of the power supply.

46. Planning Issues to Note

There were no Planning Issues to Note.

47. Urgent Items

Members noted that Wessex Water would be holding a public drop in session regarding the sewage protection scheme being planned for the Great Field would be held at the Quiet Space at Poundbury on 10 December from 10am – 7pm.

Chairman

Appendix 1
Dorchester Town Council
Planning and Environment Committee – 2 December 2019

North Ward (Councillor A. Canning)

1. **WD/D/19/002470 37 - 38 HIGH WEST STREET, DORCHESTER, DT1 1UP**
Demolition of existing buildings and erect 1.no A1 retail unit and 9.no dwellings.

No objection in principle. The Planning and Environment Committee requested that the applicants bear in mind the efforts of the Dorset Council and Dorchester Town Council to use renewable energies where possible and hoped that renewable energies would be incorporated in to the design in this time of climate emergency.

2. **WD/D/19/002506 9 ARNHEM GREEN, DORCHESTER, DT1 2PS**
Erect first floor extension over existing flat roof.

No objection.

3. **WD/D/19/002571 8 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT**
Change of use of part of the retail unit (A1) to a gym/health and fitness centre (D2).

No objection in principle but the Planning and Environment Committee did strongly object to the loss of the Silver Birch tree and requested that adequate lighting be installed next to unit 6 for safety purposes.

4. **WD/D/19/002581 FORMER TENNIS COURTS EAST OF, WEST WALKS, DORCHESTER**
Erection of 19no. one bedroom affordable flats, including one wheelchair accessible dwelling.

No objection, the Planning and Environment Committee welcomed the application.

5. **WD/D/19/002510 15 VICTORIA ROAD, DORCHESTER, DT1 1SB**
Erect single storey rear extension.

No objection.

6. **WD/D/19/002600 24 GLYDE PATH ROAD, DORCHESTER, DT1 1XE**
Conversion of loft space & insertion of dormer windows.

No objection.

7. **WD/D/19/002617 64 HIGH WEST STREET, DORCHESTER, DT1 1XA**
Removal of a modern interior partition on the first floor.

No objection.

8. **WD/D/19/002641 VESPASIAN HOUSE, BARRACK ROAD, DORCHESTER**

Enclose existing porch to create an entrance lobby, new combined access/egress to the existing car park from Barrack Road, creation of a loading bay/pull-in area, rationalisation of the existing 10no. car parking spaces and the provision of 2no. new cycle stores, together with improved hard and soft landscaping.

No objection but the Planning and Environment Committee would welcome provision for electric car charging points.

9. **WD/D/19/002655 FLAT 15, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU**

Replace 3no. timber windows with 3no. upvc windows.

No objection.

10. **WD/D/19/002656 FLAT 14, PALACE COURT, DURNGATE STREET, DORCHESTER, DT1 1EU**

Replace timber windows with upvc windows.

No objection.

North & West Ward

11. **WD/D/19/002627 DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY**

Erection of multi storey car park & improvements to internal site roads & temporary change of use of former school field to car parking.

No objection in principle. The Planning and Environment Committee welcomed the efforts of the applicant to work with the Planning Authority. The Committee felt strongly that the multi storey carpark should meet the needs of the hospital and should not be expected to meet the needs of nearby residential streets. It was hoped that other measures could be incorporated in to the design to mitigate fumes and it was felt that it was crucial that the hospital's plans to encourage and implement green travel proceed. The Committee were concerned about the environmental impact from the removal of existing trees and hoped that a tree planting scheme would be incorporated into the plan to include more established trees which would also mitigate any loss of existing views.

West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)

12. **WD/D/19/002521 31 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF**

Display of internally illuminated and non illuminated fascia signs.

Recommend Refusal.

The Committee considered that the signage, by virtue of its size, design, materials and type of illumination results in inappropriate signage that is obtrusive and fails to respect the character and setting of the Conservation Area and the adjoining Scheduled Ancient Monument. Much of the signage appeared to be unnecessary even if it was not illuminated. The proposal is therefore contrary to Policies ENV 4. And ENV. 14 of the Adopted Local Plan.

Additional Applications

North Ward (Councillor A. Canning)

WD/D/19/002649 25 MOUNTAIN ASH ROAD, DORCHESTER, DT1 2PB

Erection of single storey extension, convert garage into additional living space. Demolition of conservatory.

No objection.

WD/D/19/002637 Listed Building Consent 32 HIGH WEST STREET, DORCHESTER, DT1 1UP

Display of 2.No non illuminated signs.

No objection.