

Dorchester Town Council
Planning and Environment Committee

6 January 2020

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

Also in attendance: Councillors S. Biles, F. Hogwood and D. Leaper.

Apologies: Councillor A. Canning.

56. 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.

57. Minutes

The minutes of the meeting of the Committee held on 2 December 2019 were confirmed and signed by the Chairman.

58. Request for Parking Restrictions

Mr Johnson addressed the Committee on behalf of the Robins Garth Management Company. He reiterated the parking problems being experienced in the cul de sac including the blocking of the private parking spaces, the refuse lorry being unable to gain access on a regular basis, access problems for emergency vehicles and parking on the junction that he had previously reported at the Planning and Environment Committee held on 4 December 2017.

The residents were renewing their request which had previously been supported by the Committee, for double yellow lines, similar to those in Lancaster Road and Beech Court, on the north side of the road and around the turning circle.

Members heard that Mr Johnson had been verbally informed by the then Dorset County Council that the provision of double yellow lines on part of the North side of Robins Garth had been added to their list of works, however he had been advised that it was not a priority and the work would be carried out if similar works were to be carried out in the vicinity. Since then works had been completed in Icen Way but the double yellow lines in Robins Garth had not been implemented. He had contacted the Dorset Council and had been informed that the request had been forgotten.

Mr Johnson requested that the Planning and Environment Committee renew their support for the request for Parking restrictions in Robins Garth.

The Committee considered Mr Johnson's request and sympathised with the residents of Robins Garth with the problems that they were experiencing on an ongoing basis. Members felt that the problems experienced by residents of Robins Garth were experienced widely throughout the Town by other residents and felt that it should be reiterated to the Dorset Council that a review of the Town's Traffic and Parking Strategy was required as a matter of priority. Members requested that the Clerk to the Committee invite a senior officer of the Dorset Council to attend the next meeting of the Planning and Environment Committee to discuss the Town's Traffic and Parking Strategy.

Resolved

That the Clerk to the Committee invite a senior officer of the Dorset Council to discuss the Town's Traffic and Parking Strategy.

59. Petition Received

Members considered a petition received from local residents requesting a continuation of the closure of Colliton Street to through traffic to be made permanent with retractable bollards on the site of the existing closure.

Members were concerned about the effect that the permanent closure of Colliton Street would have on neighbouring streets such as Friary Lane, Friary Hill, Frome Terrace, Orchard Street, The Bow, North Square and the High Street. Members were also concerned about the effect a permanent closure would have on businesses and residents in the area and suggested that other traffic calming methods may be more suitable. It was felt that a traffic flow study would be required before the road was reopened before Members could consider the request further.

Resolved

That a request be made to the Dorset Council for a traffic flow study for both ends of Colliton Street, The Bow, Friary Lane, Friary Hill, Orchard Street, North Square, Frome Terrace, Friary Hill and the High Street as a matter of urgency.

60. Planning Applications for Comment

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

Three members of the public attended the meeting to raise their concerns about application WD/D/19/002964 Offices, 23 High East Street, Dorchester.

Resolved

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

61. Minute Update Report

Members heard from Councillor S. Jones that the Traffic Regulation Order for the weight restriction at Long Bridge Way and St George's Road had come into effect but the signage was yet to be installed. Members noted that the planned parking

restrictions would need to be re-advertised as the time had lapsed for them to be put in and for the traffic road order to come into effect.

62. **Planning Issues to Note**

Members noted the Planning Issues reported

63. **Urgent Items**

There were no Urgent Items.

Chairman

Appendix 1

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South Ward (Councillors G. Jones, R. Potter and M. Rennie)

- 1 WD/D/19/002648 FORMER BREWHOUSE, 1 BREWERY SQUARE, DORCHESTER, DT1 1HX**
Conversion of former brewhouse to residential use to provide 29 apartments and 32 parking spaces, commercial space, storage areas associated with the residential, addition of new floors, creation of new openings in external and internal walls (with variation of condition 1 of planning permission WD/D/18/000794 to amend the approved plans).

No objection.

- 2 WD/D/19/002930 FORMER BREWHOUSE, BREWERY SQUARE, DORCHESTER, DT1 1HX**
Alterations to provide 29 apartments & 32 parking spaces, commercial space, storage areas associated with the residential, addition of new floors, creation of new openings in external & internal walls (with variation of condition 1 of listed building consent WD/D/18/000795 to amend the approved plans).

No objection.

North Ward (Councillor A. Canning)

- 3 WD/D/19/002784 UNIT 11, GROVE TRADING ESTATE, DORCHESTER, DT1 1ST**
Considered at Dorchester Town Council's Planning and Environment Committee held on Monday, 6 January 2020.
Change of use from car valeting facility (sui generis) to MOT & car servicing garage (B1/B2 use). Existing roof profile to be amended/raised, new wall & roof cladding.

No objection.

- 4 WD/D/19/002964 OFFICES, 23 HIGH EAST STREET, DORCHESTER**
Conversion of office space to residential accommodation and removal of industrial buildings to rear of site and erection of new buildings to provide a total of 14no. dwellings

Object.

Members welcomed the principle of residential development and the design and architecture of the proposed plans. However Members had concerns regarding the following:

- Belief that it is overdevelopment – 14 dwellings is too many.
- Concerns over additional traffic to Durngate Street – Members requested reassurance that a robust Construction management Plan would be in place, giving particular consideration to both nearby businesses and residents.
- Members requested a thorough archaeological investigation of the site.

- Members recognised the pavement in Durngate Street as being one of the oldest in Dorchester and requested special care of it during construction.
- Members requested electric charging points for vehicles to be included in the plans.

With the comments detailed, Members recommended refusal as the application contravenes ENV12 of the Adopted Local Plan.

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

5 WD/D/19/002791 6 DAGMAR ROAD, DORCHESTER, DT1 2NA

Demolish existing single storey rear extension and erect new single storey rear extension.

No objection.

6 WD/D/19/002758 69 QUEENS AVENUE, DORCHESTER, DT1 2EP

Erection of flat roof rear dormer window with Juliet balcony.

Object.

The Committee felt that the design of the proposed flat roof rear dormer with Juliet balcony would be too dominant and overbearing on the original building and would have a negative visual impact, resulting in it being out of keeping in the local area.

The Committee were also concerned that the proposals would allow overlooking views into neighbouring gardens and properties which would reduce several neighbours' current level of amenity. Therefore, the proposed application contravenes policies ENV 12 and 16 of the approved Local Plan.

Additional Applications

East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major)

7 WD/D/19/002857 16 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW

Erection of single storey rear extension and front porch with internal and external alterations.

No objection.

8 WD/D/19/002858 68 CASTERBRIDGE ROAD, DORCHESTER, DT1 2AG

Replace existing roof with raised roof to form loft conversion.

No objection.

9 WD/D/19/002902 50 LONDON ROAD, DORCHESTER, DT1 1NE

Demolition of garage and conservatory. Erection of single storey rear and side extensions.

Objection.

The Committee considered that by reason of its design and mass, and building close to the mutual site boundary the proposal would have an unacceptable overbearing effect on the occupants of the neighbouring property and result in overshadowing and loss of light impacting negatively on residential amenity.

The proposal would therefore be contrary to Policy ENV 16 of the adopted Local Plan.

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

10 WD/D/19/002883 72 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES

Erection of porch, two storey rear extension and front fence. Widen existing vehicular access.

Objection.

The Committee recommended refusal of the application as the request to remove the existing pivot (sic) hedge would change the street scene, contravening policy ENV10 of the adopted Local Plan. The Committee were unable to consider the Erection of porch and two storey rear extension due to the lack of plans provided in relation to that aspect of the application and were surprised that Dorset Council had allowed this application to be registered with so little detail shown.

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

11 WD/D/19/002861 10 POPE STREET, DORCHESTER, DT1 1GW

Change of use of ground floor of retail unit from A1/A3 to part A1/A3 & D1 & change of use of basement floor of retail unit from A1/A3 to service area for the Estate Management.

No objection.