

Dorchester Town Council
Planning and Environment Committee

3 February 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.

Apologies: Councillor A. Canning.

63. 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.

64. Minutes

The minutes of the meeting of the Committee held on 6 January 2020 were confirmed and signed by the Chairman.

65. Traffic and Parking

Members heard that Matthew Piles, Corporate Director – Economic Growth and Infrastructure, Dorset Council had been invited to attend the meeting to discuss a Traffic and Parking Strategy for Dorchester but had not confirmed his attendance.

Members agreed that the Clerk to the Committee should write to him again and invite him to attend the next Planning and Environment Committee meeting.

Resolved

That the Clerk to the Committee write to Matthew Piles, Corporate Director – Economic Growth and Infrastructure and invite him to attend the next Planning and Environment Committee meeting to discuss a Traffic and Parking Strategy for Dorchester.

66. Request for Parking Restrictions

Members considered a request for parking restrictions in Fourgates Road. Members heard that motorists were parking opposite existing parked cars and on pavements which was blocking access for large vehicles and blocking the pavements to pedestrians.

Members raised their concerns that there were a considerable number of streets in Dorchester which experienced the same problems and agreed that before prioritising any roads for parking restrictions it would be beneficial for the Dorset Council Highways Officer to attend the next Committee meeting to give an update on the existing requests for parking restrictions.

A Councillor informed the Committee that a leaflet had been produced by the Dorset Council requesting that people consider how their parking affected others. The leaflet had been designed to be delivered to the residencies of roads that were severely affected by inconsiderate parking. It was requested that copies of the leaflet be circulated to Councillors.

Resolved

- i) That the Dorset Council Highways Officer be invited to attend the next Planning and Environment Committee meeting to give an update on the existing requests for parking restrictions.
- ii) That the leaflet produced by the Dorset Council requesting that people consider how their parking affected others be circulated to all Councillors.

67. Speed Indicator Device

Members noted that London Road did not meet the required criteria for a Speed Indicator Device to be located there. Members heard that the Dorset Council's Road Safety Officer had recommended that Bridport Road be considered as the third location.

Members heard that the Outdoor Services Team would be trained to install the SID equipment within the week and the SID would be operational in one of the adopted locations.

Members requested further information of when the studies of London Road had been completed and the actual findings.

Members agreed to locate the SID at the two approved sites, Alington Avenue and Herringston Road with the option to consider a further location at a later date if required.

Resolved

- i) That the Clerk to the Committee request further information of when the studies of London Road had been completed and the actual findings from the Dorset Council.
- ii) That the SID be located at Alington Avenue and Herringston Road with the option to consider a further location at a later date if required.

68. 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.

69. **Adoption of the Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019 and Waste Plan 2019**
Members noted the Dorset Council's Adoption of the Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan 2019 and Waste Plan 2019.

70. **Dropped Kerb Requests**
The Committee received and considered a number of requests for dropped kerbs. Members agreed to support the requests.
Members expressed an interest in being notified by the Dorchester Access Group prior to them submitting applications for additional dropped kerbs.

Resolved

- i) That the Dorset Council be advised that the Town Council supports the request for dropped kerbs and prioritised them in the following order:
- a) Grosvenor Road / South Court Avenue
 - b) Grosvenor Crescent
- ii) That the Clerk to the Committee encourage the Dorchester Access Group to notify the relevant Ward Councillors of their intention to submit any future applications for dropped kerbs.

71. **Minute Update Report**
That the Minute Update report be noted.

72. **Planning Issues to Note**
That the Planning Issues to Note report be noted.

73. **Urgent Items**

Water Refill Point Project

Members noted that Wessex Water were currently running a scheme where they would install a water refill point for free, connected to their supply, and maintain and check it regularly, also with no charge.

Members heard that the Community Development Officer would be meeting with representatives from Wessex Water and Dorset Council Highways to assess suitable locations. Councillors were invited to attend.

Members raised concerns about the addition of extra street furniture, the colour scheme and the maintenance of the refill points, concerns about future repairs to the highway and the importance of any repairs being made with like for like materials to avoid unsightly tarmac repairs were also stressed. Members were concerned that the extra street furniture would be obstructive and requested that the Dorchester Access Group be invited to attend the meeting with representatives of Wessex Water and Dorset Council Highways.

It was agreed that representatives from the Planning and Environment Committee would also attend the meeting and report back to the Committee at the next meeting.

Resolved

That representatives from the Planning and Environment Committee would attend the meeting with Wessex Water and Dorset Council Highways and report back to the Committee at the next meeting.

Chairman

Appendix 1

Dorchester Town Council

Planning and Environment Committee – 3 February 2020

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

1 WD/D/19/002927 24 HIGH EAST STREET, DORCHESTER, DT1 1EZ

Conversion to 9.no dwellings.

Objection.

Members were concerned that any deliveries to the property, particularly during the construction period but also once the properties were inhabited would generate unacceptable levels of pollution and detrimental emissions in High East Street, an area already recognised as an area of poor air quality, Therefore contravening ENV 16 of the approved Local Plan.

Members were concerned that it would be all but impossible to devise a suitable construction management plan.

Members agreed that should the application go before the Dorset Council Northern Area Planning Committee, that a representative of the committee attend the meeting.

2 WD/D/19/002928 24 HIGH EAST STREET, DORCHESTER, DT1 1EZ (Listed Building Consent)

Proposed conversion and alterations.

Objection.

Members were concerned that any deliveries to the property, particularly during the construction period but also once the properties were inhabited would generate unacceptable levels of pollution and detrimental emissions in High East Street, an area already recognised as an area of poor air quality, Therefore contravening ENV 16 of the approved Local Plan.

Members were concerned that it would be all but impossible to devise a suitable construction management plan.

Members agreed that should the application go before the Dorset Council Northern Area Planning Committee, that a representative of the committee attend the meeting.

3 WD/D/19/002985 MAX GATE, ALINGTON AVENUE, DORCHESTER, DT1 2FN

Rebuild two sections of the brick built boundary wall.

No objection.

The Committee welcomed the application.

4 **WD/D/19/002986 MAX GATE, ALINGTON AVENUE, DORCHESTER, DT1 2FN (Listed Building Consent)**

Rebuild two sections of the brick built boundary wall. Rebuild using existing bricks, bedded in lime mortar. New foundations to be in concrete and incorporate lintels to bridge over the roots of significant trees. Rake out horizontal beds of brickwork and install stainless steel reinforcement to stitch a section of the wall where vertical cracking has occurred.

No objection.

The Committee welcomed the application.

5 **WD/D/20/000049 FORMER SITE OF WATSON PETROLEUM LTD & DORCHESTER COLLECTION SHOWROOM, LONDON ROAD, DORCHESTER, DT1 1NE**

Erection of 44 retirement living apartments (category II sheltered) with communal facilities, car parking & access from London Road (with variation of condition 1 of planning approval WD/D/18/001153 - to amend plans).

Objection.

The Committee noted the amended plans. Members agreed that the proposed additional guest suite would further increase demand for parking. The changes and revisions went no way to satisfy their previous concerns and therefore the Committee agreed that their previous objection still stood – as follows:

The Committee had serious concerns about many aspects of the development.

The site is in a key, prominent position on the eastern entrance to the town, very close to the Dorchester Conservation Area. As such Members were very disappointed with the design, materials and scale of the building, considering that it would be unduly dominant and prominent in the street scene, detracting from the visual amenity and character of this gateway location to Dorchester.

There is a wide mix of design styles along London Road but this building would do nothing to enhance or improve the area and was completely out of character with the established pattern and density of development within the locality. The building was seen to be of poor design and limited architectural merit and fails to meet the core planning principle in the NPPF to always seek to secure high quality design and a good standard of amenity for all.

The height and mass of the building were considered to be excessive and the size and positioning of the building, by virtue of overshadowing and its oppressive impact, would have a detrimental impact on the residential amenity of immediate and other neighbouring properties.

The Committee considered that the density to the development was too high for the area and the resulting demand for car parking spaces could not be met on site. Due to the nature of the development it was likely that there would be high demand for parking for visitors and carers.

Demand for on street car parking spaces in the immediate area was already at capacity and the overspill demand for car parking created by the development would make this considerably worse and would be unacceptable. The size of the individual parking spaces proposed were considered to be too small for the intended users and the provision of only one disabled parking space on site was considered to be totally inadequate.

The Committee considers that WDDC, as the planning authority, should insist on adherence to policy HOUS1. of the adopted Local Plan for the provision of 35% affordable housing on this site. It did not consider that an off-site contribution for affordable housing was appropriate as there were few, if

not no, suitable sites in the town for such housing to be provided. Members appreciated that there was a need for affordable general and extra care housing for over 55's in the town and there could be an opportunity to provide some of this specific type of accommodation on this site although affordable family housing should be the priority.

Further concerns were raised about the limitations of the tree survey provided and the fact that the architectural survey was only desk based.

The Committee requested that this application is considered by WDDC's Planning Committee for decision. Overall the Committee considered that this proposal is contrary to Policies ENV10., ENV12., ENV15., ENV 16., HOUS1. and COM9. of the adopted Local Plan and the core planning principles and Section 7 of the NPPF.

6 WD/D/19/003052 3 ACKERMAN ROAD, DORCHESTER, DT1 1NZ

Erection of two storey side extension and porch.

No objection.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

7 WD/D/19/003059 6 LOWER BLAKEMERE ROAD, POUNDBURY, DORCHESTER, DT1 3RZ

Change of use from A1 (commercial) to D1(opthalmologist).

No objection.

North Ward (Councillor A. Canning)

8 WD/D/19/002909 DORCHESTER ISLAMIC CENTRE, THE COMMERCIAL HOUSE, 9 BRIDPORT ROAD, DORCHESTER, DT1 1RP

Replace timber windows with upvc windows (Part retrospective).

No objection.

9 WD/D/19/003062 GARAGE SITE OPPOSITE, 30-44 CHESTNUT WAY, DORCHESTER

Erection of 4no.dwellings (demolition of existing garages); associated landscaping & parking provision for 11no. vehicles.

No objection.

The Committee noted and welcomed the applicant's provision of additional parking spaces than necessary to comply with planning policy to ease local residents concerns about parking provision.

The Planning and Environment Committee requested that the applicant bear in mind the efforts of the Dorset Council and Dorchester Town Council to use renewable energies where possible and hoped that renewable energies could be incorporated in to the design in this time of climate emergency.

The Committee welcomed the retention of the existing trees.

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

10 WD/D/19/002758 69 QUEENS AVENUE, DORCHESTER, DT1 2EP (Amended Plan)

Erection of flat roof rear dormer window with Juliet balcony.

No objection.

11 WD/D/19/002975 2 LEGION CLOSE, DORCHESTER, DT1 2RQ

Erection of single storey front and side extensions.

No objection.

12 WD/D/19/003018 2 BAYNARDS ROAD, DORCHESTER, DT1 2JD

Outline application for the erection of dwelling with associated parking.

Objection.

The Committee felt that the erection of a detached property would have an adverse effect on the street scene because it would ruin the symmetry between properties no.2 and no.4. Therefore contravening ENV 12 of the adopted Local Plan.

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

13 WD/D/19/003104 59 MANOR ROAD, DORCHESTER, DT1 2AZ

Erection of single storey rear extension.

No objection.

Additional Applications

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

14 WD/D/19/002880 SWANBRIDGE CARAVAN PARK, LONDON ROAD, DORCHESTER

Change of use of land used as scrapyards to a use as additional parking for 6 No. vehicles in caravan park.

No objection.

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

15 WD/D/20/000270 10 MAUD ROAD, DORCHESTER, DT1 2LW - (Not a planning application – change of use only as permitted development)

Change of Use from retail/takeaway to dwelling house

No objection.

North Ward (Councillors A. Canning)

16 **WD/D/19/003157 15 CORNHILL, DORCHESTER, DT1 1BJ**

Replacement of 1no. existing external ATM sign with 1no. new external ATM sign.

No objection.