

Dorchester Town Council
Planning and Environment Committee

2 March 2020

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

Apologies: Councillors. S. Hosford and T. Harries

Also in attendance: Councillors A. Chisholm, F. Hogwood and D. Leaper

David Aldwinckle (Magna Housing Property Director), Louise Davidson (Magna Housing Property Manager) and Corinne Holbrook (Dorset Council Community Highways Officer).

74. 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 R. Biggs declared a non pecuniary interest in planning application WD/D/20/000301 31 St Helens Road, DORCHESTER, DT1 1SD and stated that he would not take part in any debate on this application.

75. Minutes

The minutes of the meeting of the Committee held on 3 February 2020 were confirmed and signed by the Chairman.

76. WD/D/19/002366 Land and Garages Rear of 13-19 Eddison Avenue, Dorchester – Update

The Committee had previously considered application WD/D/19/002366 Land and Garages Rear of 13-19 Eddison Avenue, Dorchester at the Planning and Environment Committee meeting held on 4 November 2019. The Committee had in principle supported the development of the site, however, the Committee had recommended refusal of the proposed application due to concerns that the height of the proposed properties would be overbearing and detrimental to the amenity of the neighbour and the effect of the loss of parking for nearby residents would lead to displacement of vehicles into surrounding roads. The Committee had requested that representatives from Magna Housing be invited to attend a future Planning and Environment Committee meeting to discuss their future development of such sites.

David Aldwinckle (Magna Housing Property Director) and Louise Davidson (Magna Housing Property Manager) attended the Planning and Environment Committee Meeting to address the Committee's concerns.

The Committee heard that Magna Housing had commissioned tests to find if the proposed development would impact negatively on the daylight enjoyed by the habitable room windows of the existing buildings and sunlight tests to find if the proposed development would adversely affect the amount of sunlight into neighbouring gardens in accordance to the Building Research Establishment's Best Practice Guidelines. Members noted that there was no impact of the levels of daylight and that apart from at 8am, where there was a small increase in overshadowing, the proposed changes would provide a small decrease in the overshadowing caused by the current garages.

The Committee heard that the garages that were let, were being used for storage rather than for parking vehicles and that only four of the tenants resided in Eddison Avenue. In order to mitigate the Committee's concerns Members heard that it would be possible to create four extra parking spaces.

The Committee noted that the proposed modular homes would be quick to erect and would be energy efficient.

The Committee asked if it was possible to amend the application so as to reposition the proposed properties to prevent the feeling of overbearing to neighbouring properties and heard the only way that it would be possible would be if the number of homes built, decreased, which would not be economically viable.

The Committee was asked if they would retract their initial response to the application and proceed to support the application.

The Committee considered the request and agreed to raise no objection to the application. The Committee welcomed Magna's efforts for being innovative and introducing modular construction to the Town, particularly for its environmentally friendly qualities.

Resolved

That the Clerk to the Committee notify the Dorset Council that Dorchester Town Council has no objection to planning application WD/D/19/002366 Land and Garages Rear of 13-19 Eddison Avenue, Dorchester.

77. 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 was unable to attend. The Committee heard that correspondence had been received from Matthew Piles' Office and that the Dorset Council were in the middle of an exercise that was looking at the whole of the Dorset Council area regarding parking and that Dorchester was included within that exercise.

Members agreed that the Town Clerk should write to Matthew Piles and invite him to attend a Planning and Environment Committee meeting to discuss a Traffic and Parking Strategy for Dorchester.

The Committee also requested that the Parking Services Manager be invited to a meeting of the Planning and Environment Committee to discuss the upcoming review of Car Park charges.

Resolved

- i) That the Town Clerk write to Matthew Piles, Corporate Director – Economic Growth and Infrastructure and invite him to attend a Planning and Environment Committee meeting to discuss a Traffic and Parking Strategy for Dorchester.
- ii) That the Clerk to the Committee invite Dorset Council’s Parking Service Manager to a meeting of the Planning and Environment Committee to discuss the upcoming review of Car Park charges.

78. Update from the Community Highways Officer

Members received a verbal update from the Community Highways Officer.

The Committee noted that the Dorset Council had begun the initial primary consultation process for the proposal for ‘no waiting at any time’ restrictions (double yellow lines) in Ashley Road/Monmouth Road, Culliford Road/Monmouth Road and Southcourt Avenue/Rothesay Road, Dorchester.

The primary consultation for the request for ‘no waiting at any time’ restrictions (double yellow lines) in Mellstock Avenue and Weatherbury Way had received two objections from members of the public and would go before the Northern Area Planning Committee.

Members heard that complaints had been received about parking in Coburg Road, particularly at the start and end of the school day. Incidents of busses being unable to pass and emergency services being unable to gain access had been reported. Members heard that the Dorset Council Road Safety Officer had been made aware of the problems being experienced and would be looking into the matter with the possibility of refreshing the existing markings and looking for other solutions to resolve the problems experienced.

A Member suggested that removing the bollards that separate Coburg Road and Holmead Walk may alleviate the situation.

A Member of the Council asked if there were any measures that could be taken to prevent parking at the entrance of the Dorset Council Car Park and blocking the entrance to the alleyway that runs parallel to Lidl at Northernhay but heard that as it was private land, little could be done to enforce any restrictions.

79. **'A&E Local' for Poole Hospital – the Retention of Daytime A&E Care at Poole**
The Committee considered a request from Defend Dorset NHS Residents Group for Dorchester Town Council to write to Dorset CCG and to Dorset Council Health Scrutiny Committee, to support 'A&E Local' for Poole Hospital – the retention of daytime A&E care at Poole.

The Committee felt that Dorchester Town Council's responsibility was to intervene if there would be a direct impact to Dorchester residents but felt on this occasion consultations had previously taken place regarding the matter and that the Dorset CCG would have assessed the implications to Dorchester residents from the information gathered from the consultations.

The Committee agreed that no formal action should be taken.

Resolved

That no formal action be taken.

80. **Planning Applications for Comment**
The Committee considered the planning applications referred to the Council for comment by Dorset Council.

Two members of the public attended the meeting to raise their concerns about Applications WD/D/20/000055 & WD/D/20/000056 51 High West Street, Dorchester, DT1 1UT.

Resolved

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

81. **Minute Update Report**
There were no Minute Updates to report.

82. **Planning Issues to Note**
That the Planning Issues to Note report be received.

83. **Urgent Items**

Dorchester Prison Site

The Committee noted that the Prison site had been advertised for sale. The Committee deeply regretted the lack of progress of any development on the site.

Dorset County Hospital

The Committee noted that works to remove the trees in preparation for the multi storey car park at the Dorset County Hospital had begun. Members were disappointed that the works had begun before Planning Approval had been granted but noted that it was necessary to remove the trees before the nesting season.

Network Rail

A Member informed the Committee that Network Rail had felled a number of mature trees along the embankment running behind Monmouth Road. The Committee was particularly disappointed that the felling had revealed a quantity of litter along the embankment that subsequently hadn't been removed and felt that the loss of the trees was detrimental to the Town's Climate Emergency Plans.

Chairman

Appendix 1
Dorchester Town Council
Planning and Environment Committee – 3 March 2020

	<u>East Ward</u> (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major)
1	<u>WD/D/20/000177 FLAX FACTORY, ST GEORGES ROAD, DORCHESTER, DT1 1PE</u>
	Outline application for conversion of existing building to create 8no. terraced houses & extension to create 1no. new terraced house.
	<p>Objection.</p> <p>The Committee had concerns about the proposed vehicular access and the lack of visibility for motorists leaving or entering the site, therefore having a detrimental effect on road safety, contravening Com. 7 of the adopted Local Plan. The Committee felt the proposal for an additional property on the site (in comparison to the previous outline application) would constitute as over development of the site and would have an adverse effect on the neighbouring residents through loss of privacy and over bearing impact, contravening ENV.16 of the adopted Local Plan. The Committee also felt the design of the buildings was not in keeping with the character of the area and would contravene ENV.12 of the adopted Local Plan.</p>
	<u>North Ward</u> (Councillor A. Canning)
2	<u>WD/D/20/000006 7 MALTA CLOSE, DORCHESTER, DT1 2QA</u>
	Erection of single storey and two storey extensions (demolition of existing garage and rear and side extensions).
	No objection.
3	<u>WD/D/19/003155 7 LINDEN AVENUE, DORCHESTER, DT1 1EJ</u>
	Conversion of coach house to form residential accommodation and modify existing vehicular access. Demolish first floor side extension, alterations to include installation of roof light and pitched roof to garage.
	No objection.
4	<u>WD/D/20/000055 51 HIGH WEST STREET, DORCHESTER, DT1 1UT</u>
	Partial removal of boundary wall and creation of parking area.
	<p>Objection.</p> <p>The Committee objected strongly to the application and considered the loss of the wall and creation of car parking within the garden of this property inappropriate and detrimental to the conservation area and the setting of a listed building contravening Policy ENV 4 of the adopted Local Plan.</p>

	<p>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.</p> <p>The Committee noted the Dorset Council's Highway Engineer's comments, 'It is important to note that the car parking as indicated will not work as indicated due to the width clearance to the rear of the 2 spaces on the eastern side and in reality, only one space is likely to be achievable in this position.' and felt the removal of the wall would not be justifiable.</p>
5	WD/D/20/000056 51 HIGH WEST STREET, DORCHESTER, DT1 1UT (Listed Building Consent)
	Partial removal of boundary wall and creation of parking area.
	<p>Objection.</p> <p>The Committee objected strongly to the application and considered the loss of the wall and creation of car parking within the garden of this property inappropriate and detrimental to the conservation area and the setting of a listed building contravening Policy ENV 4 of the adopted Local Plan.</p> <p>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.</p> <p>The Committee noted the Dorset Council's Highway Engineer's comments, 'It is important to note that the car parking as indicated will not work as indicated due to the width clearance to the rear of the 2 spaces on the eastern side and in reality, only one space is likely to be achievable in this position.' and felt the removal of the wall would not be justifiable.</p>
6	WD/D/20/000113 UNIT A, 20 GROVE TRADING ESTATE, DORCHESTER
	Outline Application for the Extension of the existing premises, together with removal of containers.
	No objection.
7	WD/D/20/000226 CO-OP, 8 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT
	Replacement of existing refrigeration plant with new, redecoration of the shop front to include window & door frames, fascia boards & installation of external lighting.
	No objection.
8	WD/D/20/000275 3 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF
	Demolition of existing external blockwork store and partial demolition of existing utility. Erection of garden room extension.
	No objection.
9	WD/D/20/000277 9 VICTORIA ROAD, DORCHESTER, DT1 1SB
	Erection of a replacement conservatory.

	No objection.
	<u>West Ward</u> (Councillors L. Fry, J. Hewitt and R. Ricardo)
10	<u>WD/D/20/000059 58 GARFIELD AVENUE, DORCHESTER, DT1 2EZ</u>
	Erection of single storey rear extension (demolition of existing conservatory).
	No objection.
11	<u>WD/D/20/000076 9 FOSSE GREEN, DORCHESTER, DT1 2RR</u>
	Erection of single storey rear extension.
	Objection. The Committee agreed that the height, mass and scale of the proposed extension would be unduly prominent, overbearing and dominant when viewed from the neighbouring properties. The resultant overshadowing and oppressive impact of the extension would thus be detrimental to the residential amenity of both neighbouring occupiers and, therefore, the proposal was considered to be detrimental to the residential amenity of the area, contravening ENV. 16 of the adopted Local Plan.
12	<u>WD/D/20/000220 2 ROMULUS CLOSE, DORCHESTER, DT1 2TH</u>
	Erection of two-storey rear extension (demolish existing single-storey, lean-to extension) . External alterations.
	No objection.
	<u>South Ward</u> (Councillors G. Jones, R. Potter and M. Rennie)
13	<u>WD/D/20/000166 7 GROSVENOR ROAD, DORCHESTER, DT1 2BB</u>
	Erection of garage and single storey extension (demolition of existing garage and conservatory)
	No objection.
14	<u>WD/D/20/000207 6 SOUTH COURT AVENUE, DORCHESTER, DT1 2BX</u>
	Raise ridge line of roof and form accommodation in roof space.
	No objection.
15	<u>WD/D/20/000206 13 WEYMOUTH AVENUE, DORCHESTER, DT1 1QR</u>
	Change of Use from Delicatessen & Coffee Bar to I/Restaurant with Class A3.
	No objection.
16	<u>WD/D/20/000188 TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY</u>
	Display of 1no. internally illuminated LCD media screen & 2no. non-illuminated flag pole signs
	No objection.

17	WD/D/20/000255 2 MARSDEN STREET, POUNDBURY, DORCHESTER, DT1 3DH
	Erect single storey rear extension.
	No objection.

Additional Applications

	<u>West Ward</u> (Councillors L. Fry, J. Hewitt and R. Ricardo)
18	WD/D/20/000308 51 DAMERS ROAD, DORCHESTER, DT1 2LA
	Demolition of existing lean to conservatory and erection of single storey lean to extension.
	No objection.
19	WD/D/20/000147 1 BLAGDON ROAD, DORCHESTER, DT1 2JN
	Erection of two storey side extension and single storey rear extension. Formation of vehicular access and parking area.
	No objection.
	<u>North Ward</u> (Councillors A. Canning)
20	WD/D/19/002448 9 HIGH WEST STREET, DORCHESTER, DT1 1UJ
	Display of 1 Non Illuminated Fascia Advertising Sign and 1 hanging sign(retrospective).
	No objection.
21	WD/D/19/003004 9 HIGH WEST STREET, DORCHESTER, DT1 1UJ Listed Building Consent
	External alterations to facilitate display of advertising signs.
	No objection.
22	WD/D/19/002922 1 COLLITON STREET, DORCHESTER, DT1 1XH Listed Building Consent
	Renew front door.
	No objection.
23	WD/D/20/000301 31 ST HELENS ROAD, DORCHESTER, DT1 1SD
	Erect single storey rear extension.
	No objection.
24	WD/D/20/000278 UNIT 12/13 TUDOR ARCADE, SOUTH STREET, DORCHESTER, DT1 1BN
	Change of use from (A1 use) shop to (A3 use) café.
	No objection.