

Dorchester Town Council

Minutes of the Planning and Environment Committee held via the Zoom Video Conferencing

Platform

7 December 2020

Present: The Mayor, Councillor R Biggs, and Councillors L. Fry, J. Hewitt, S. Hosford, E.S. Jones, G. Jones, , R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillors A. Canning, F. Kent-Ledger and T Harries.

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

49. Declarations of Interest

Councillor L. 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.

Councillors R. Biggs, J. Hewitt, S. Hosford and M.E Rennie as trustees of Dorchester Alms Houses declared an interest in application WD/D/20/002176 9 WHETSTONES, WEST WALKS, DORCHESTER, DT1 1AW and did not vote on this application.

Councillors R. Biggs, Councillors L. Fry, E.S. Jones and M.E. Rennie as Dorset Council Councillors declared an interest in application WD/D/20/002457 COUNTY HALL, COLLITON PARK, DORCHESTER, DT1 1XJ and did not vote on this application.

50. Minutes

The minutes of the meeting of the Committee held on 2 November 2020 were confirmed and approved to be signed by the Chairman.

51. Dorset Council Local Plan Consultation

The Committee noted the Dorset Council's Local Plan Options Consultation document that set out proposals for the policy framework of the new plan as well as a full range of potential development sites in order to meet the needs for housing, employment and other uses over the period from 2021 to 2038.

The Committee noted that a public consultation would take place for eight weeks, starting in mid-January 2021.

The Committee considered a report from the Town Clerk and approved the recommendations.

The Committee expressed concerns about the Dorset Council's approach due to the Covid 19 Pandemic to consult with the public. The Committee requested that information about the consultation be included in a Dorchester Town Council newsletter to be distributed to every household in Dorchester to encourage members of the public to engage with the consultation.

The Committee requested that the Dorset Council be asked to appoint an independent body to assess the responses to the consultation.

A Councillor made a request to the members of public in attendance to take part in the consultation and inform others of the consultation.

Resolved

- I. The Council restates its fundamental opposition to Policy DOR13 and engages professional advice to help develop the Council's previous objection to WDDC DOR15.
- II. That a more detailed report is provided to a future meeting covering all other aspects of the Local Plan consultation.
- III. That the Dorset Council be asked to appoint an independent body to assess the responses to the consultation.

52. Change of Use, Retail to Residential

The Committee received a presentation from Peter W Noble MBE regarding the possible change of use of retail outlets within the Town Centre to residential use. Peter Noble MBE informed the Committee that he had a further report

The Committee requested that Peter Noble MBE circulate a report that he had completed on the proposal to the Committee.

Resolved

- I. That the report composed by Peter Noble MBE be circulated to all members of the Committee.

53. Dorset Council Climate and Ecological Emergency strategy Consultation

The Committee noted the Dorset Council's Climate and Ecological Emergency strategy Consultation which required a response by 20 January 2021.

The Committee agreed to appoint a sub committee consisting of the Chairman and Councillors J Hewitt and F Hogwood to make a suggested response to be brought before the January 2021 Planning and Environment Committee meeting.

Resolved

- I. That a sub committee consisting of the Chairman and Councillors J Hewitt and F Hogwood to make a suggested response to be brought before the January 2021 Planning and Environment Committee meeting be appointed.

54. Planning Applications for Comment

The Committee considered the planning applications referred to the Council for comment by Dorset Council (Appendix 1).

55. Minute Update Report

The Committee noted the Minute Update Report.

1. Minute 37, 2 (5 October 2020) Planning Issues to Note

The Committee heard that Highways England had carried out a study of the drainage problems on the A35 and had identified a single scheme to improve the long-term drainage and reduce the occurrence of flooding incidents. The Committee heard that works would commence in 2022.

The Committee heard that Highways England were exploring potential short-term options to reduce the scale of the current flooding which would include carrying out significant silt-clearing works on the drains on the Dorchester bypass to help the outdated drainage deal with any heavy rain fall over the winter period which would commence in December 2020.

56. Planning Issues to Note

The Committee noted the Planning Issues reported.

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

E1. [WD/D/20/002321 6 ST GEORGES CLOSE, DORCHESTER, DT1 1PG](#)

Erection of Flat roofed extensions , internal and external remodel.

No objection in principle.

The Committee supported the comments of the Tree Officer and requested that an arboricultural impact assessment in relation to the trees in the nearby footpath and the proposed development be carried out taking into consideration the full constraints posed by the trees.

E2. [WD/D/20/002287 33 EDDISON AVENUE, DORCHESTER, DT1 1NX](#)

A single storey pitched roof rear extension.

Objection.

The Committee were concerned that the extension would impact negatively on the daylight enjoyed by the habitable room windows of the neighbouring properties, contravening ENV16 of the adopted local plan and requested that sunlight tests be completed to find if the proposed extension would adversely affect the amount of sunlight into neighbouring gardens in accordance to the Building Research Establishment's Best Practice Guidelines.

North Ward (Councillor A. Canning)

N1. [WD/D/20/002176 9 WHETSTONES, WEST WALKS, DORCHESTER, DT1 1AW](#)

Remove window and brickwork below and fit upvc door including alterations to external paving.

No objection.

N2. [WD/D/20/002457 COUNTY HALL, COLLITON PARK, DORCHESTER, DT1 1XJ](#)

Various Flags at certain times of the year to be flown on 3 existing flag poles (6m x2 and 7.5m) on the roof of County Hall. This is an ongoing activity, there is no end date as such.

No objection.

N3. [WD/D/20/002488 24 HIGH EAST STREET, DORCHESTER, DT1 1EZ – Variation of condition](#)

Proposed Conversion of 9 No Dwellings and Alterations – Variation of Condition 12 of planning approval WD/D/19/002927 – Alteration to wording of condition to read: Prior to commencement of any roof works, samples of the proposed roofing slate to be submitted to and approved in writing by the Local Planning Authority. The developer shall thereafter ensure that the approved roofing slates shall be fitted with nails and not hooks.

No objection.

N4. [WD/D/20/002788 24 HIGH EAST STREET, DORCHESTER, DT1 1EZ – Variation of condition](#)

Proposed Conversion of 9 No Dwellings and Alterations – Variation of Condition 10 of planning approval WD/D/19/002928 – Alteration to wording of condition to read: Prior to commencement of any roof works, samples of the proposed roofing slate to be submitted to and approved in writing by the Local Planning Authority. The developer shall thereafter ensure that the approved roofing slates shall be fitted with nails and not hooks.

No objection.

N5. [WD/D/20/001963 5A WEST WALKS, DORCHESTER, DT1 1RE Listed Building Consent](#)

Replace existing aluminium sash windows with UPVC sash windows.

Objection.

Due to the property's positioning within the Conservation Area and its listing, the Committee were concerned that the proposal to replace the existing windows with UPVC windows would harm the building's historical character.

The Committee supported the comments of the Conservation & Design Officer.

N6. [WD/D/19/002470 37 - 38 HIGH WEST STREET, DORCHESTER, DT1 1UP \(Amended Scheme\)](#)

Demolition of existing buildings and erect 1.no A1 retail unit and 9.no dwellings (Amended Scheme).

No objection although the Committee were disappointed that the amended scheme could potentially reduce any opportunities for affordable housing.

N7. [WD/D/20/002554 THE QUARTERMASTER STORES, BARRACK ROAD, DORCHESTER](#)

Erection of Extensions and External Alterations – (Variation of Condition 1 of planning approval WD/D/17/002554): Amended plans.

No objection.

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

W1 [WD/D/20/002361 2 BARROW CLOSE, DORCHESTER, DT1 2HG](#)

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Demolish existing conservatory and replace with single storey rear extension.

No objection.

W2 [WD/D/20/002410 47 ALEXANDRA ROAD, DORCHESTER, DT1 2LZ](#)

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Erection of Flat roof rear extension and internal alterations.

No objection.

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

S1. [WD/D/20/002427 ST OSMUNDS CHURCH OF ENGLAND MIDDLE SCHOOL, BARNES WAY, DORCHESTER, DT1 2DZ](#)

Replace existing boundary in wire with associated access gates and widening of footpaths.

Objection.

The Committee recognised the School's need for fencing but felt that the proposed fencing was too high and would be visually too dominant. The Committee felt that it would have a negative impact on the adjacent properties (in particular in Standfast Walk) (Contravening ENV 16). and would not successfully integrate with the character of the site and its surrounding area, contravening ENV 10 of the adopted local plan.

The Committee requested that hedgehog holes be incorporated in the design of any fencing erected.

S2. [WD/D/20/002346 68 MELLSTOCK AVENUE, DORCHESTER, DT1 2BQ](#)

Erection of Rear, first floor flat roof extension.

No objection.

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

P1. [WD/D/20/002292 UNIT 3, PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY, DORCHESTER, DT1 3AR](#)

Change of use from B2 (industrial) to B2 (Industrial) ,B8 (storage and distribution) and E (shop). External works to building, add 113.5sm to first floor.

No objection.

P2. [WD/D/20/002292 UNIT 3, PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY, DORCHESTER, DT1 3AR – Amended Plan / Description](#)

Change of use from B2 (industrial) to B2 (Industrial) ,B8 (storage and distribution) and E (shop). External works to building, add 113.5sm to first floor.

No objection.

P3. [WD/D/20/002108 UNIT 1 AND UNIT 2 , PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY, DORCHESTER, DT1 3AR - Amended Plan/ Description](#)

Change of use of building 1 from D1 (non-residential institutions) to E (Commercial, Business and Service),B2 (General Industrial) and B8 (Storage or distribution) and change of use of building 2 from B2 (General Industrial) to E (Commercial, Business and Service),B2 (General Industrial) and B8 (Storage or distribution).

No objection.