

Dorchester Town Council
Minutes of the Planning and Environment Committee
4 October 2021

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

Apologies: Councillors J. Hewitt and E.S. Jones

31. 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.

32. Minutes

The minutes of the meeting of the Committee held on 6 September 2021 were confirmed and approved to be signed by the Chairman.

33. Town Centre Master Plan Update

The Committee noted the Town Centre Master Plan Update Report from the Town Clerk.

The Committee were hopeful that it would be possible to work with the Dorset Council to develop a Masterplan Policy, but would be prepared to develop a Masterplan policy without the Dorset Council's input.

The Committee agreed that it was important that an ambitious but deliverable plan be developed and that Dorchester Town Council should take a leading role with pre defined objectives and a realistic timetable if the Council should work with the Dorset Council to develop the Masterplan policy.

34. Dorchester West Train Station Access Ramp Update

The Committee noted that the Dorchester Train Station Ramp would be officially opened on 22 October 2021.

35. Procedure for Planning Applications

The Committee considered a report regarding the procedure for considering Planning Applications. The Committee agreed that the procedure should be adopted subject to an amendment as detailed in appendix 1 of these minutes.

Resolved

That the proposed procedure for considering Planning Applications be adopted subject to an amendment as detailed in appendix 1 of these minutes.

36. Planning Applications for Comment

The Committee considered the planning applications referred to the Council for comment by Dorset Council (Appendix 2).

37. Minute Update Report

1.) P/LBC/2021/00826 & 00827 (listed building consent) Old Military Hospital Grove Trading Estate Dorchester Dorset

Alterations to facilitate the conversion of former military hospital to 5 No. flats (C3). Notice of amended proposed ground and first floor plans received and timeline document

The following comments were submitted having been considered via email on Monday, 20 September 2021.

‘Objection. The Committee continued to feel that the air pollution, noise and disturbance caused by passing traffic and established businesses in the immediate area would cause long term detriment to the amenity of the residential properties and therefore the development would be contrary to Policy ENV16. of the adopted Local Plan. Additionally, the loss of business premises on the industrial estate would be contrary to Policy ECON2. of the adopted Local Plan.’

2.) Minute 14, Dorchester Town Council Planning and Environment Committee held on 2 August 2021 14: Urgent Item – Update on Works to A35

A Member informed the Committee that the improvements to the A35 at the Monkey Jump Roundabout appeared to be successful. The Committee requested that the Clerk to the Committee write to Connect and Dorset Councillor, Roland Tarr to thank them for their efforts.

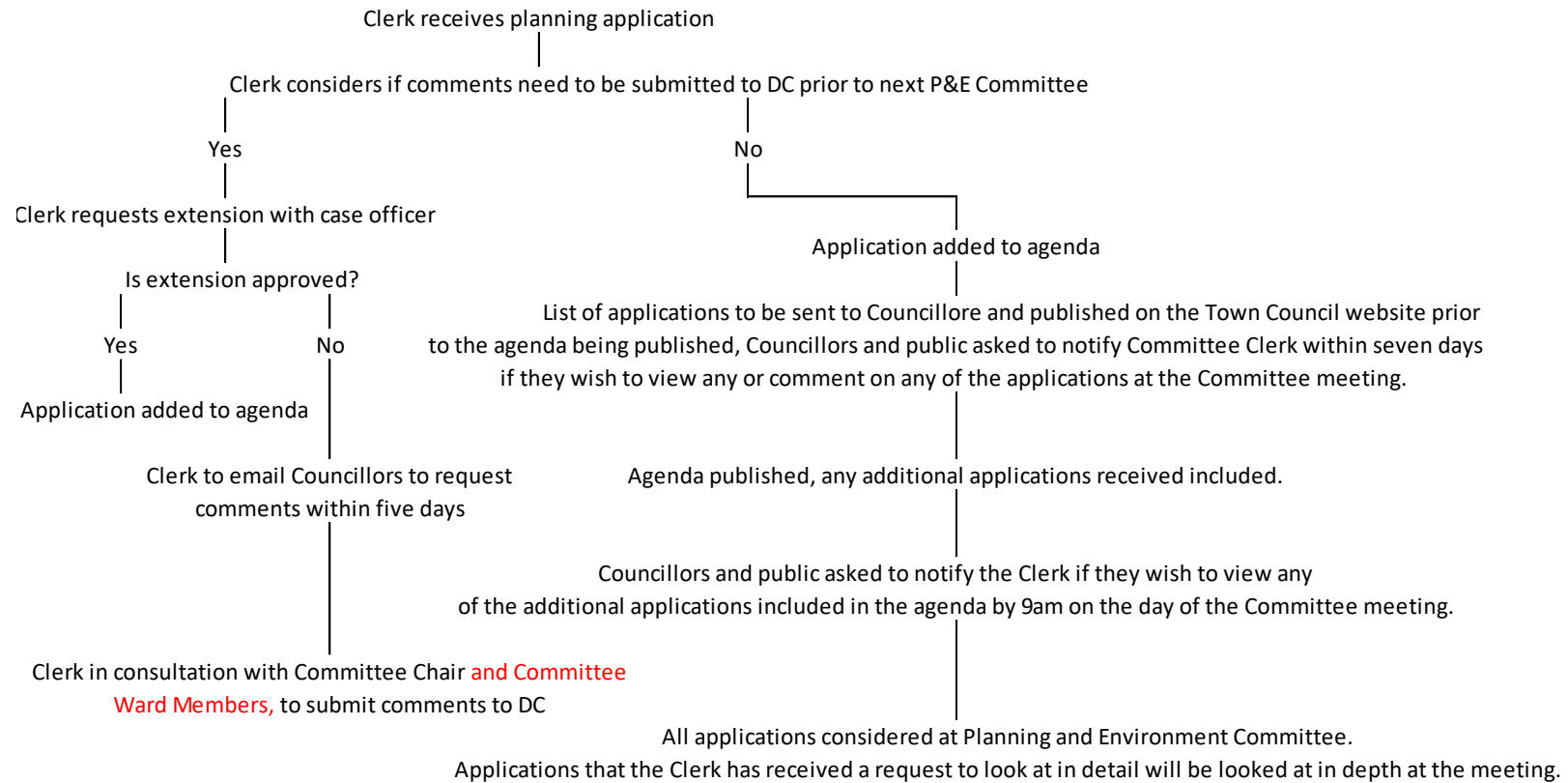
Resolved

That the Clerk to the Committee write to Connect and Dorset Councillor, Roland Tarr to thank them for their efforts in alleviating the flooding experienced on the A35 at Monkey Jump Roundabout.

38. Planning Issues to Note

There were no planning issues to note.

Procedure for Planning Applications



Planning & Environment Committee – 4 October 2021
Planning Applications for Comment

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

E1. P/ADV/2021/02040 Howards Peugeot London Road Dorchester DT1 1NE

Remove existing signage, erect 1 No. internally illuminated fascia sign with Peugeot Logo and 1 No. fascia sign internally illuminated with Peugeot letters. Erect 1 No. wall mounted panel and 1 No. double sided pylon sign.

No objection in principle. The Committee requested permission be granted subject to the condition that any illuminated signage be turned off between the hours of 2200 and 0600 hours to minimize potential pollution from glare or spillage of light which would affect neighbouring residential properties..

E2. P/FUL/2021/02056 Scout Association Lubbecke Way Dorchester DT1 1QL

Change of use from a former scout hut to 1 No. dwelling. Create new vehicular and pedestrian access and 2 No. additional parking spaces.

No objection.

E3. P/HOU/2021/02563 20 Eddison Avenue Dorchester DT1 1NY

Erect single storey rear extension.

No objection.

North Ward (Councillor A. Canning)

N1. P/PASO/2021/03546 County Hall Colliton Park Dorchester DT1 1XJ

This is not a Planning Application, it is a request for a legal determination as to whether or not Prior Approval is required for the proposal.

Install solar photovoltaics (PV) equipment on roofs.

No objection. The Committee welcomed the initiative.

N2. P/VOC/2021/02293 Land North of Community House Barrack Road Dorchester DT1 9GX (Variation of Condition)

Erection of building comprising 9 self-contained apartments (part 2 and part 3 storey) together with 11 parking spaces. Existing workshop to be demolished (with variation of conditions 1 & 7 to amend approved plans & window details).

No objection.

N3. P/ADV/2021/02335 8 The Forum Centre Trinity Street Dorchester DT1 1TT (Advertisement Consent)

Display of 2no. Illuminated fascia signs, 2no. Non-illuminated fascia signs & 4no. vinyl manifestations.

No objection.

N4. P/HOU/2021/03208 6 Ashley Road Dorchester DT1 2DJ

Erect single storey flat roof extension to form 2nd storey bedroom extension.

No objection.

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

W1. P/HOU/2021/02497 15 Queens Avenue Dorchester Dorset DT1 2EW

Erect Garage. Demolish existing garage/store.

No objection.

W2. P/HOU/2021/02525 15 Queens Avenue Dorchester DT1 2EW

Proposed Erection of a Two-Storey Rear Extension Following Demolition of Existing Single-Storey Rear Extension and Erection of a Single Storey Side Extension.

No objection.

W3. P/HOU/2021/02759 18 Great Western Road Dorchester DT1 1UF

Erection of single storey lean to extension.

No objection.

W4. P/HOU/2021/03011 7 Augustan Close Dorchester DT1 2QU

Replace main entrance porch.

No objection.

W5. P/FUL/2021/02235 Funeral Care 31A Great Western Road Dorchester DT1 1UF

Remove existing shopfront, erect new shopfront and replace condenser unit to the rear elevation.

No objection.

W6. P/HOU/2021/03210 8 Legion Close Dorchester DT1 2RQ

Erect two storey side extension, single storey front extension and single storey rear extension.

No objection.

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

S1. P/HOU/2021/02766 37 Grosvenor Road Dorchester DT1 2BD

Erect two storey side/rear extension to house with open porch. Render new and existing house & replace windows. Build detached garage.

No objection.

S2. P/PASO/2021/03625 Manor Park Church Of England First School Mellstock Avenue Dorchester DT1 2BH

This is not a Planning Application, it is a request for a legal determination as to whether or not Prior Approval is required for the proposal.

Installation of other Solar Photovoltaics (PV) Equipment on the Roofs of a Non-domestic Building.

No objection. The Committee welcomed the initiative.

Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)

No applications received.