

Dorchester Town Council
Minutes of the Planning and Environment Committee
6 June 2022

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

Apologies: Councillor R. Potter and D. Taylor.

1. **Declarations of Interest**

Councillors L. Fry and S. Jones stated that as a members of Dorset Council's Area Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting.

2. **Minutes**

The minutes of the meeting of the Committee held on 3 May 2022 were confirmed and signed by the Chairman.

Members reported back to the Committee on a Dorset Council Planning Forum Meeting organised by DAPTC held recently. The Forum covered the following matters and was led by Dorset Council Councillor David Walsh, Planning Portfolio Holder:-

- Future engagement with town and parish councils
- Planning transformation update, including future improvements to our planning web portal
- Progress with planning applications
- Planning Enforcement
- Dorset Local Plan
- Neighbourhood plans
- Building Control

It was noted that recruitment and retention of Planning Officers was still an issue, that there was a desire to improve communication with Town and Parish Councils and to listen to what they had to say.

It was felt that DAPTC should have taken a more active part in the meeting and that a number of questions raised at the forum remained unanswered. The notes of the meeting, once compiled, would be circulated to Members.

The Committee agreed that it would be useful to invite Councillor D Walsh and the Head of Planning to come and meet with all Members of the Council and that questions should be sought and supplied to Councillor Walsh in advance of the meeting. It was noted that the

planning processes were due to be reviewed by the Dorset Council Scrutiny Committee later in the year and the meeting would be best timed to fit with that review.

Members also felt that it would be useful to have a further meeting with HYAS consultants prior to their report being finalised.

3. Planning Applications for Comment

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

4. Minute Update Report

The Committee noted the minute update report.

5. Planning Issues to Note

There were no planning issues to note.

E1. P/VOC/2022/02757 14 Prince Of Wales Road Dorchester Dorset DT1 1PW

Erect two storey side and single storey rear extension. (Variation of Condition No. 2 from Planning Permission P/HOU/2021/04700 to amend the two storey extension to single storey).

No objection

E2. P/HOU/2021/03816 Chimes House, 6 South Walks Road, Dorchester, DT1 1ED

Erect garage with storage space above (demolish existing garage).

Objection

The committee agreed that the revised proposal would still have significant adverse effects on the amenity of the occupants of neighbouring properties contrary to policy ENV16 of the adopted local plan due to overlooking and loss of privacy, particularly with respect to the proposed glazed windows and their positioning. This is still the case with the revised plan.

The committee agreed that, due to the new proposed positioning of the building and its increased mass and bulk, it would have a deleterious effect on the conservation area and, in particular, the view of the Northern edge of Salisbury Field, which is close to a scheduled monument. The glass area facing Salisbury Field would be particularly inappropriate and out of keeping with other buildings in this area, thus being in contravention of local plan policy ENV12.

The proposed garage would be an overbearing presence for neighbouring properties and also for the important and popular footpath alongside the proposal which gives access to the important green space and again would have a detrimental effect on the conservation area.

The proposal does not conserve or enhance the Listed Buildings that are in the vicinity of the development which is contrary to policy ENV4 of the adopted local plan.

The Committee noted and was concerned that a freestanding building of this nature could be easily transformed into residential accommodation.

E3. P/HOU/2022/02904 85 High Street Fordington Dorchester DT1 1LD

Erect rear extension & internal alterations.

No objection

N1. P/RES/2021/04606 Unit A 20 Grove Trading Estate Dorchester DT1 1ST (Reserved Matters)

Extension of the existing premises, together with removal of containers & details of turning space & vehicular parking (reserved matters application to determine appearance, landscaping & layout following the grant of outline planning permission number WD/D/20/000113).

No objection

- N2. P/HOU/2022/00854 & P/LBC/2021/02210 (Listed Building Consent) 8 Glyde Path Road Dorchester Dorset DT1 1XE**
 Retain storage container. Erect replacement summerhouse. Remove retaining wall and erect retaining wall and steps, carry out landscaping works.
- No objection
- W1. P/HOU/2022/02616 23 Fairhavens Coburg Road Dorchester Dorset DT1 2HN**
 Erect first floor rear extension and detached garage.
 Application considered by email 19/05/22
- No objection.
- W2. P/HOU/2022/02749 17 Elizabeth Place Dorchester DT1 2JL**
 Erect two storey side extension.
- No objection
- W3. P/HOU/2022/02965 34 Treves Road Dorchester Dorset DT1 2HE**
 Erect single storey extension (demolish existing conservatory).
- No objection
- W4. P/OUT/2022/02976 Dorset County Hospital NHS Foundation Trust, Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY (Outline Planning Permission)**
 Partial demolition of onsite buildings and structures and the consolidation and expansion of healthcare facilities including up to 10,920 sq.m of net additional floorspace (including an extension to the emergency department and intensive care unit, expansion of medical and health services including a primary care health hub and a new hospital support centre) green infrastructure and other ancillary works including changes to site access arrangements (application for outline planning permission with all matters reserved except vehicular access onto Damers Road).
- In principle - No objection.
- In respect of the key worker housing which is supported, the Committee would welcome early dialogue with the applicant in respect of the height and elevation detail of those properties that would face onto Damers Road. The new accommodation to be sympathetic to the existing properties in that location. The Committee also felt that the green infrastructure was an important part of the development which should not be overlooked.
- W5. P/OUT/2022/02977 Dorset County Hospital NHS Foundation Trust, Dorset County Hospital, Williams Avenue, Dorchester, DT1 2JY (Outline Planning Permission)**
 Partial demolition of onsite buildings and structures and the erection of up to 95 residential units, green infrastructure and other ancillary works including changes to site access arrangements (application for outline planning permission with all matters reserved except vehicular access onto Damers Road).

In principle - No objection.

In respect of the key worker housing which is supported, the Committee would welcome early dialogue with the applicant in respect of the height and elevation detail of those properties that would face onto Damers Road. The new accommodation to be sympathetic to the existing properties in that location. The Committee also felt that the green infrastructure was an important part of the development which should not be overlooked.

W6. P/HOU/2022/03070 24 Garfield Avenue Dorchester Dorset DT1 2EZ

Erect garage to side of building, (demolish existing).

No objection

W7. P/HOU/2022/03182 16 Great Western Road Dorchester Dorset DT1 1UF

Erect conservatory. Replace dormers and insert new dormer. Internal & external alterations (demolish existing conservatory).

No objection

W8. P/VOC/2022/03278 8 Legion Close Dorchester Dorset DT1 2RQ (Variation of Condition)

Erect two storey side extension, single storey front extension & single storey rear extension (with variation of condition 2 of planning permission P/HOU/2021/03210 to amend the approved plans)

No objection

W9. P/HOU/2022/02541 9 Edward Road Dorchester DT1 2HJ

Demolition of garage and rear extension, and erection of new single storey rear/side extension.

No objection

S1. P/HOU/2022/02649 7 Manor Road Dorchester Dorset DT1 2AU

Erect two storey side extension, (demolish existing).

No objection

S2. P/FUL/2022/02534 & P/LBC/2022/03190 (Listed Building Consent) 4 Brewery Square Dorchester Dorset DT1 1HX

Installation of permanent external canopy & associated external alterations.

No objection

For information

FI1. P/CLE/2022/02747 13 Queens Avenue Dorchester Dorset DT1 2EW

Certificate of lawfulness for existing development - single storey rear extension, rear dormer & side dormer.

FI2. P/CLE/2022/02788 St Osmunds Church Of England Middle School Barnes Way Dorchester Dorset DT1 2DZ

Certificate of lawfulness to confirm that the replacement fencing around site boundary is permitted development.

FI3 P/NMA/2022/03340 35 Herringston Road Dorchester Dorset DT1 2BT

Non-material amendment to Planning Permission No. P/HOU/2022/05665 to form additional parking area, omit external door and replace window to garage with door.

Notice of Appeal

A1 P/FUL/2021/02294 Former Gibbs & Dandy Site Builder Center Great Western Road Dorchester Dorset DT1 1RZ

Demolition/conversion of buildings to provide 16no. apartments and commercial floorspace (use class E) with associated parking & landscaping.

Appeal Reference: APP/D1265/W/22/3293712

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

This means that you will be given the opportunity to submit representations on the appeal. We (Dorset Council) have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

All representations must be received by 22 June 2022.

The Committee agreed to add the following comments in respect of this application:-

That the Committee supports the application.

It welcomes the mixed use of employment and residential.

There is a need in the town for the type of residential accommodation proposed.

The development would enhance the character of a currently unused area of the town.

The site is limited in its scope for development and is not suitable for only industrial use.

The proposed development is important to the continuing viability of the town.