

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

3rd SEPTEMBER, 2012

At a Meeting of the Planning and Environment Committee held on 3rd September, 2012:

PRESENT The Mayor (Councillor A.J. Canning) and Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, R.M. Biggs, T.C.N. Harries, S.C. Hosford (in the Chair), E.S. Jones, Trevor Jones, R.B. Potter, M.E. Rennie, D.S. Roberts and D. Taylor.

APOLOGY for absence was received from Councillor F.E. Kent-Ledger.

23. **MINUTES**

The Minutes of the Meeting of the Committee held on 6th August, 2012, a copy of which had been circulated to all Members of the Committee, were taken as read and were confirmed and signed by the Chairman as a correct record.

24. **DORSET COUNTY COUNCIL**

(a) **Roundabout Sponsorship Signs**

Further to Minute 19(b) the Committee received and noted a further e-mail dated 21st August, 2012 from Dorset Highways agreeing to this Council's suggestions for the proposed names to be erected on the roundabouts and suggesting the standardised wording which would be used on the two roundabouts currently maintained by this Council.

The Committee noted that the County Council was in discussions with the District Council as to whether planning consent was actually required.

(b) **Cycle Network through Dorchester**

The Committee received and considered an e-mail and map from Dorset Highways seeking this Council's support for the promotion of cycle route signage on South Walks, Bowling Alley Walk and West Walks.

Following discussion it was

RESOLVED

- (1) That the Town Clerk be requested to inform the Dorset County Council that this Council would support the promotion and signage on the Walks with the proviso that as little signage as possible is erected, that no white line markings are used and 'Cyclists Dismount' signs are erected at all road junctions.

During consideration of this item a Member reported that the new cycle network work carried out on the bridleway referred to at Minute 19(c) has resulted in tarmac being left on the side of the pathway close to Alington Avenue.

It was also

RESOLVED

- (2) That the County Council be requested to clear this area as a matter of urgency.

- (c) Access Road to The Little Keep – Pay & Display and Prohibition and Restriction of Waiting

The Committee noted that the County Council had made two Orders under the Road traffic Regulation Act 1984 to introduce three hour maximum stay, pay and display bays (resident permit holders exempt); and to introduce a free 15 minute maximum stay bay and to extend the existing no waiting at any time restriction to the access road to The Little Keep; the Orders had come into effect on 31st August, 2012

During consideration of this item the Committee expressed its concern that this road had no name and were of the opinion that a name should be assigned as quickly as possible.

25 **WEST DORSET DISTRICT COUNCIL**

- (a) Tree Work – Approvals

The Committee noted that the following tree works had been approved by the District Council:

- To fell one Monterey Cypress at 29 Queens Avenue;
- To carry out crown reductions of 3 Lime at 9 Robins Garth;
- To reduce 1 Lime (under Section 198) adjacent to Wordsworth House, Edward Road;
- To fell 2 Sycamore and 1 Lawson Cypress and prune back to boundary 2 Sycamore and 1 Western Red Cedar at Culliford Court;
- To reduce crown of 1 Sycamore at 8 Sydenham Way.

- (b) Tree Work – Applications

The Committee noted that the following tree work application had been forwarded to Ward Members for their consideration:

- To fell 1 Oak and 1 Spruce and crown lift 1 Norway Maple at the Friends Meeting House, Holloway Road.

- (c) Installation of Broadband Cabinets

Further to Minute 20(a) the Committee noted that the District Council had approved the following requests to install broadband cabinets:

- Pavement outside 20 Icen Way;
- Pavement outside 17a Trinity Street;
- Pavement outside 4 Alexandra Road;
- Corner of junction between Prince of Wales Road and Culliford Road North;
- Outside 1 Mill House, Holloway Road;
- Outside 64 High West Street;
- Outside 40 High West Street.

The Committee expressed its concern that the cabinets had been approved so quickly and the Chairman requested the Committee to report back on any obstruction of the pavements.

26. **INFORMATION REPORTS**

The Committee noted the reports that had been circulated for information.

(Councillors E.S. Jones and R.B. Potter left the meeting at this point.)

27. **PLANNING APPLICATIONS**

(a) Certificates of Lawfulness

Further to Minute 21 the Committee received and noted the planning advice from Kettering Borough Council explaining Certificates of Lawfulness.

(b) Refusal of Non-Material Amendment – PA 1/D/09/0441 - 42 Coburg Road

The Committee noted that the District Council had refused a non-material amendment to increase the width of a dormer window as it could impact on the neighbour and a full planning application must be submitted should the applicant wish to proceed.

(c) Generally

The Committee considered planning applications referred to this Council for comment by the West Dorset District Council.

It was

RESOLVED

That the comments on the various planning applications as now agreed and set out at Appendix I be notified to the West Dorset District Council.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 3rd September, 2012:

1 11016

Advertisement consent for a fascia sign and projecting sign to South Street. Fascia sign to Trinity Street shop front elevation at 47 South Street. 1/D/12/1060 (CA)

No objection.

2 11017

Demolition of the existing building and erection of a 3-storey block of 9 dwellings with a rear car park for 8 spaces and landscaping at 29-31 Damers Road. 1/D/12/1009 (CA)

Recommend Refusal. The Council are strongly of the opinion that this proposal is over development, the proposed height of the new build on a very restricted site. The Council also have strong concerns that the amenity value of the properties in Maud Road will be greatly reduced due to loss of light. Concern was also expressed regarding the proposed windows on the east elevation of the new build which would overlook 27 Damers Road. Concern was also expressed that the imposing nature of the south elevation would impact on the residents of Dagmar Road.

3 11018

Conservation Area consent for the demolition of the existing building at 29-31 Damers Road. 1/D/12/1010 (CA)

No objection.

4 11019

Conversion of a store room into a Food to Go take out at 22-23 South Street. 1/D/12/1068 (CA & Grade II LB)

No objection.

5 11020

Advertisement consent for 1 No. hanging sign & 1 No. fascia sign (both internally illuminated) at 7 Brewery Square. 1/D/12/1093 (CA & Affects the setting of a LB)

Recommend Refusal. The Council are of the opinion that the internal illumination will not enhance the Conservation Area.

6 11021

Listed Building consent for internal alterations and installation of condenser unit at 8a Cornhill. 1/D/12/1084 (CA & Grade II LB)

No objection.

7 11022

Single storey extension at 13 Manor Road. 1/D/12/1117

No objection.

8 11023

Advertisement consent for 1x internally illuminated projecting sign, 2x externally illuminated projecting signs, 3x internally illuminated fascia signs, 1x non-illuminated fascia signs, 6x building up-lights at Premier Inn, Brewery Square. 1/D/12/1085 (CA & Affect the setting of a LB)

Recommend refusal of the internally illuminated signage within the Conservation Area. The Council have no objection to the non-illuminated signage.

9 11024

Proposed function room at DTFC, Weymouth Avenue. 1/D/12/1108

No objection. The Council would request that a condition be imposed that all windows should be closed at a time to be agreed to limit noise.

10 11025

Listed Building consent for removal of aluminium fascia tray and replace with wooden fascia. Removal of projecting sign and replace with hanging sign at Thomson, 5 Cornhill. 1/D/12/1069 (CA & Grade II LB)

No objection.

11 11026

Installation of mezzanine floor within retail warehouse at The Range. 1/D/12/1061 (CA)

No objection.

12 11027

The alteration of an existing store to provide a new office facility, including the addition of a dormer window at Glencairn House, 16-17 Cornwall Road. 1/D/12/1164 (CA)

No objection.

13 11028

Use for the purposes of a Food Event on 10, 11 and 12 May 2013 and also for 3 days in May 2014 at the Avenue Stadium, Weymouth Avenue. 1/D/12/1163

No objection. The Council note that operating on a Sunday should incur revenue for the Joint Markets Committee under the current agreement.

14 11029

Installation of two roof mounted satellite dishes at The Odeon, Brewery Square. 1/D/12/1145 (CA & Affects the setting of a LB)

No objection.

15 11030

Listed Building consent to remove partition to second floor at 10 High Street, Fordington. 1/D/12/1123 (CA & Grade II LB)

No objection.

16 11031

Replace wooden windows, doors and fascia with UPVC. Install new guttering at 1-9 Riverside Court, Friary Hill. 1/D/12/0839 (CA)

No objection.

17 11032

Installation of terrace cover, alterations to shopfront and installation of signage at Unit 2, Dray Horse Yard. 1/D/12/1181(CA & Affects the setting of a LB)

The Council's only objection is to the installation of the internally illuminated signage within the Conservation Area.

18 11033

Advertisement consent for the installation of signage including 1 x Nando's fascia sign 1 x menu box 1 x engrave Nando's logo above terrace enclosure at Unit 2, Dray Horse Yard. 1/D/12/1182 (CA & Affect the setting of a LB)

Recommend refusal of the internally illuminated signage as this neither preserves nor enhances the Conservation Area.

19 11034

Variation of condition 3 of 1/E/2003/2352 from 24 sale and viewing days to 20 sale days and 20 viewing days at Dukes Grove Auction, Grove Trading Estate. 1/D/12/1188

Recommend Refusal. The proposed car parking is not adjacent to the auction room and the increase in traffic within this area will have a major impact on other business.

20 11035

Listed Building consent to fix shallow door canopy over front door at 5 Alexandra Terrace. 1/D/12/1219 (Grade II LB & CA)

No objection.

21 11036

Install solar PV panels (retrospective) at 10 St. Helens Road. 1/D/12/0786 (CA)

Recommend Refusal. The loss of amenity for the neighbour as the solar panels are higher than the garden fence.

22 11037

Single storey front extension to form additional living accommodation and minor alterations at 56 Maiden Castle Road. 1/D/12/1000

No objection.

23 11038

Listed Building consent to removing the double glazed units and replacing with single glazing. Removal of a modern double glazed and providing a new single glazed window to match existing at 39-41 Glyde Path Road. 1/D/12/1227 (CA & Grade II LB)

No objection.

24 11039

Removal of the existing front porch. Adaptation of existing window/door openings. Formation of a new door opening. Formation of new window openings. Provide 4 No. roof windows at Avenue House, South Walks Road. 1/D/12/1226 (CA)

No objection.