

DORCHESTER TOWN COUNCIL
PLANNING AND ENVIRONMENT COMMITTEE

6th FEBRUARY, 2012

At a Meeting of the Planning and Environment Committee held on 6th February, 2012:

PRESENT The Mayor (Councillor T. James) and Councillors V.J. Allan, K.E. Armitage, D.J. Barrett, R.M. Biggs, T.C.N. Harries, E.S. Jones, Trevor Jones, F.E. Kent-Ledger (Chairman), T.F. Loakes, R.B. Potter, M.E. Rennie, D.S. Roberts and D. Taylor.

In attendance:
Councillor A.J. Lyall.

APOLOGIES for absence were received from Councillors C.S. Biggs, A.J. Canning and S.C. Hosford.

55. **MINUTES**

The Minutes of the Meeting of the Committee held on 3rd January, 2012, adopted by Council on 24th January, 2012, were taken as read and were confirmed and signed by the Chairman as a correct record.

56. **DORSET COUNTY COUNCIL**

(a) **Review of Parking Charges**

The Committee received and noted a report regarding the County Council's suggested increases in parking fees and charges.

A Member informed the Committee that the Dorchester Arts Centre would be invited to a discussion with the local County Councillors regarding the proposal suggested by the County Council for parking at The Grove.

Following discussion it was

RESOLVED

- (1) That the local County Councillors be requested to arrange for representatives from the health club to be invited to attend the consultation on parking at The Grove.
- (2) That this Council raise no objections to the proposals outlined in the consultation document.

(b) **Capital Maintenance Programme for 2012-13**

The Committee received and noted the County Council's intended capital maintenance programme for 2012-13.

(c) Footpath Lighting – St. Helen’s Road/Cornwall Road

In accordance with Policy Minute 44(a) the Committee gave further consideration to the provision of footpath lighting between St. Helen’s Road and Cornwall Road in the light of further information received from the Street Lighting Manager to the County Council.

The Committee noted that 14 requests for footpath lighting in Dorchester had been received in the last twelve years but that only 3 had met the criteria used by the County Council.

A Member expressed his concern that a precedent could be set and many more applications could follow.

The Chairman informed the Committee that the County Council had agreed to adopt this particular street light, provided its met their current specification and policy.

Following discussion it was

RESOLVED

- (1) That the Town Clerk be requested to have discussions with the Street Lighting Manager to the County Council to establish their current criteria to form the basis of a Town Council policy to guide the consideration of any future similar requests.
- (2) That when commenting on future planning applications Members of this Committee consider the need for adequate street lighting provision.

(d) Dorchester Bus Services

It was

RESOLVED

That the Town Clerk be requested to write to the County Council supporting their stance on trying to secure continued bus services for Dorchester and the surrounding area.

57. **WEST DORSET DISTRICT COUNCIL – TREE WORKS**

(a) Applications

The Committee noted that applications had been received for the following tree works:

- Reduce height of Willow at Bulls Head, Fordington;

- Fell 3 Conifers at Sunninghill School;
- Fell 1 Lime at 8 Cornwall Road;
- Cut back overhang on 2 Limes and 1 Cherry at 2 Albert Road;
- Fell 1 Sycamore at 12 Fordington Green.

(b) Approvals

The Committee noted that the follow tree works applications had been approved:

- Crown reduction 2 Beech at Fourgates;
- Fell 3 Sycamore, carry out works to 2 Sycamore, 1 Mountain Ash and 6 Limes at Colliton Walk;
- Fell 2 Lime, carry out works to 4 Lime and 1 Sycamore at Northernhay;
- Fell 4 Horse Chestnuts, carry out works to 2 Horse Chestnuts at South Walks;
- Carry out works to 3 Lime and 1 Sycamore at West Walks;
- Fell 1 Sycamore and carry out works to 1 Sycamore at Bowling Alley Walk;
- Fell 3 Leyland Cypress trees at Loders Garage;
- Fell 1 Eucalyptus at 12 High Street Fordington.

The Committee noted that all works, apart from the work at Fourgates and High Street, Fordington were being carried out under Section 198.

58. **RIVER WALK – FRIARY LANE TO HIGH EAST STREET**

At the request of a Member the Committee noted that the River Walk from Friary Lane to High East Street was in need of resurfacing and was also in poor condition between High East Street and Mill Street.

The Committee noted that the previous resurfacing works from Hangman's Cottage to Friary Hill had been jointly funded and that the Dorchester Heritage Committee at its meeting on 23rd April, 2012 would be inspecting the River Walk to see where further improvements were needed within their limited funds and that all interested Members were welcome to attend.

59. **GRASS VERGES – DAMERS ROAD/BRIDPORT ROAD JUNCTION**

Further to Council Minute 55 the Committee considered whether to request the Dorset County Council to take action regarding vehicles parking on grass verges around the Town, particularly at the junction of Damers Road/Bridport Road and in Wessex Road by the allotments.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council suggesting that action should be taken to deal with vehicles parking on grass verges.

60. **MINI ROUNDABOUT – FORDINGTON CROSS**

A Member reported that the painted mini-roundabout at Fordington Cross was fast disappearing and it was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council requesting that remedial action be taken as a matter of urgency.

61. **AGENDA ITEMS**

The Chairman requested that Members of the Committee inform her if they required an item to be placed on the agenda.

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

62. **PLANNING APPLICATIONS**

(a) Withdrawals

The Committee noted that the following planning applications had been withdrawn from the Planning Register:

- PA 1/D/11/1775 – Create mini soccer pitch & site 2 portable buildings to provide changing facilities at Dorchester Town Football Club;
- PA 1/D/11/908 – Two storey front extension at 59 Queens Avenue.

(b) 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.

(Councillors D.J. Barrett and T.C.N. Harries declared interests in Planning Application 10901 as Councillor Barrett's property overlooked the site and Councillor Harries had a personal interest as members of his family are employed at this site.)

(Councillor A.J. Lyall declared a personal interest in Planning Application 10905 as a neighbour and, whilst he spoke to the application, he took no part in the decision making process.)

(Councillor M.E. Rennie declared an interest in Planning Application 10915 as a member of the Thomas Hardy Leisure Centre Management Committee.)

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 6th February, 2012:

1 10884

Two storey front extension at 59 Queens Avenue. 1/D/11/1908 (CA)

Withdrawn.

2 10885

Solar Panels at 13 Fordington Dairy. 1/D/11/1981 (CA & Grade II LB)

No objection.

3 10886

Listed Building consent for solar panels at 13 Fordington Dairy. 1/D/11/1982 (CA & Grade II LB)

No objection.

4 10887

Listed Building consent for a new shop front & security shutters. Internal alterations at 38 South Street. 1/D/11/2015 (CA & Grade II LB)

No objection.

5 10888

New shop front & security shutters. Internal alterations at 38 South Street. 1/D/11/2014 (CA & Grade II LB)

No objection.

6 10889

Erection of orangery and porch at 183 Bridport Road. 1/D/11/2031

No objection.

7 10890

Extensions and alterations to front of property to extend porch and lounge/bedroom at 53 Mellstock Avenue. 1/D/11/2096

No objection.

8 10891

Proposed two-storey extension to rear at 107 Bridport Road. 1/D/11/2067

Recommend refusal. The Council are of the opinion that the proposed extension is out of keeping and unsympathetic to the existing building.

9 10892

Construct a new dwelling and detached double garage to the side/rear garden at 10 Whitfield Road. 1/D/11/2097

Recommend refusal. The Council are of the opinion that this proposal is over-development of the site.

10 10893

Installation of 40 photovoltaic panels on the existing flat roofed extension to the rear of the building at 40 Prince of Wales Rod. 1/D/12/0016 (CA)

No objection.

11 10894

Conservation Area consent for the Installation of 40 photovoltaic panels on the existing flat roofed extension to the rear of the building at 40 Prince of Wales Road. 1/D/12/0018 (CA)

No objection.

12 10895

Retain extraction fan at 6 North Square. 1/D/11/1930 (CA)

No objection.

13 10896

Erect 13 dwellings (reserved matters pursuant to outline application 1/D/09/001363) (Approval of Reserved Matters) on Land adjacent to Frederick Treves House, St. John Way, Poundbury. 1/D/11/2081

No objection. However the Council would request a planting scheme behind the development garages overlooking the gardens of Poundbury Crescent.

14 10897

New detached dwelling on land rear of 51 Queens Avenue. 1/D/11/2114 (CA)

No objection.

15 10898

Raise part of the existing lower roof and build in two new pitched roof dormer windows, create additional living space at first floor level at 29 Syward Road. 1/D/11/2069

Recommend refusal. The Council are of the opinion that this proposal would be overbearing and affect the amenity of the neighbours.

16 10899

Change of Use to extend the existing B8 use to encompass B1 use and vehicle workshop and sales at 1a Poundbury West Industrial Estate. 1/D/11/2098

No objection.

17 10900

Install 30kVA generator & extend enclosure in Monmouth Road (between the signal box and sub-station) 1/D/11/1964

No objection.

18 10901

Retain 2 storage containers & site 2 additional containers at Dorchester Rugby Club, Coburg Rod. 1/D/11/1974

Recommend refusal. The Council are of the opinion that the position of the containers could have an adverse effect on the trees causing possible root damage.

19 10902

Advertisement consent for illuminated fascia & projecting signs at 5 Cornhill. 1/D/11/1856 (CA & Grade II LB)

No objection.

20 10903

Listed building consent for Illuminated fascia & projecting signs at 5 Cornhill. 1/D/11/2115 (CA & Grade II LB)

No objection.

21 10904

Listed Building consent to erect non-illuminated projecting sign with steel arm/bracket at Savernake House, 42 High West Street. 1/D/11/2054 (CA & Grade II*LB)

No objection.

22 10905

Redevelop site by the erection of three dwellings and the conversion of an office to an apartment at 11a St. Georges Road. 1/D/11/1325

Recommend Refusal. The Council are strongly of the opinion that this proposal is over development and over-bearing. Concern was also expressed regarding the impact of the proposed build on the neighbours regarding their loss of light. The Committee also had concerns regarding the access and egress of the site and also felt that two parking places are inadequate given the location of the development.

23 10906

Erection of a single storey side extension with french doors to the rear and single upvc window to front at 8 Arnhem Green. 1/D/11/2050

No objection.

24 10907

Extension of existing factory to provide additional factory and storage space, and enlarged service yard and car park at the House of Dorchester, Victor Jackson Avenue. 1/D/12/0021

No objection.

25 10908

Two storey side extension & single storey lean-to rear extension at 14 Grosvenor Road.
1/D/12/0033

Recommend refusal. The Council are of the opinion that this proposal is over-development of the site and too close to the build line.

26 10909

Construction of 3no. three storey houses, 1 two-bed flat over garages and single storey commercial building, including infrastructure at Sector 2.83B, Middle Farm Way, Poundbury.
1/D/12/0009

No objection.

27 10910

Demolish single storey flat roofed out-building and construct 2no. 2 bedroom flats and 3no. off road parking spaces at 4 Whitfield Road. 1/D/11/2064

No objection.

28 10911

Change of use of first floor to two dental surgeries and dedicated instrument decontamination and storage room and creation of parking area at 18 Cornwall Road. 1/D/11/2094

No objection.

29 10912

Change of use of first floor from A3 Use Class (restaurants & cafes) to D2 Use Class (assembly and leisure) at 38a High West Street. 1/D/11/2053 (CA)

No objection.

30 10913

Single storey extension at 1 Lancaster Road. 1/D/12/0028 (CA)

No objection.

31 10914

Extend time limit for implementation of P.P. 1/D/08/001082 to convert building into 2 flats.
Erect extension to form 2 apartments at 6 Weymouth Avenue. 1/D/12/0066 (CA)

No objection.

32 10915

Demolish swimming pool & associated buildings. Erect single storey extension. Carry out alterations to sports hall at Thomas Hardy School. 1/D/12/0039

No objection.

33 10916

Erect 1no. flag pole at front of school at St. Osmond's School. 1/D/11/2077

No objection.

34 10917

Advertisement consent for amendments to existing car park signage. Additional window vinyl graphics to the building elevations at Tesco, Weymouth Avenue.

No objection.