

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

3rd JUNE, 2013

At a Meeting of the Planning and Environment Committee held on 3rd June, 2013:

PRESENT Councillors V.J. Allan, K.E. Armitage, C.S. Biggs, R.M. Biggs, T.C.N. Harries, S.C. Hosford, F.E. Kent-Ledger (Chairman), R.B. Potter, M.E. Rennie and D.S. Roberts.

APOLOGIES for absence were received from Councillors E.S. Jones, Trevor Jones and D. Taylor.

1. **MINUTES**

The Minutes of the Meeting of the Committee held on 29 April, 2013, adopted by Council on 21st May, 2013, were taken as read and were confirmed and signed by the Chairman as a correct record.

2. **DORSET COUNTY COUNCIL**

(a) **Extension of Victoria Park Residents Parking Zone – Lower Section of Alice Road**

The Committee noted the response from Dorset County Council to the Council's request for the extension of the residents parking scheme into the lower section of Alice Road. Dorset County Council had advised that the residents' parking scheme would not be considered again until at least 2016.

3. **TRAFFIC ISSUES – MANOR ROAD**

A number of residents of Manor Road addressed the Committee. They raised their concerns regarding road safety in the area and put forward a number of suggestions to improve the situation such as a mini roundabout at the Rothesay Road junction, the introduction of a 20mph speed limit and using a temporary Speed Indicator Device. They highlighted the particular problems they had experienced and one resident explained the flooding issues in the road together with the works undertaken by Dorset County Council. The residents said that they did not want to see traffic calming measures put into Manor Road.

The Committee discussed the issues raised and confirmed that they had discussed the introduction of 20mph zones in the town before. This was an issue that would need further discussion as it had a wider impact across many areas. They understood the residents' concerns and considered that safety improvements should be explored further. There would inevitably be cost implications for any improvements made and it was important for evidence to be gathered to support any request for such improvements. Members also wanted to support residents in resolving the flooding problems in the road.

It was

RESOLVED

- (1) That the Town Clerk write to Dorset County Council asking them to explore the installation of a mini-roundabout at the junction of Manor Road and Rothesay Road and to consider the introduction of a 20mph speed limit in Manor Road.
- (2) That the introduction of 20mph speed limit zones in the town be considered by the Traffic Panel.
- (3) That the Town Clerk make a bid for a temporary Speed Indicator Device in Manor Road in order to monitor vehicle speeds and road safety issues and that the findings be reported back to this Council.
- (4) That the Town Clerk write to Dorset County Council supporting residents' concerns about the road safety implications of flooding in Manor Road and asking for information on their proposals to deal with this issue.

4. **ROAD SAFETY – VICINITY OF DORCHESTER MIDDLE AND THOMAS HARDYE SCHOOLS**

A local resident presented his letter dated 17 May 2013, previously circulated to Members, detailing his concerns regarding a number of road safety issues in the vicinity of Dorchester Middle and Thomas Hardy Schools. He was particularly concerned about speeding and put forward a number of solutions to the problems he had outlined.

The Committee considered the points raised and commented on the problems, many of which they were already aware of. It was mentioned that there had not been complaints from other local residents and although many of the problems were outside of the Council's jurisdiction, Members were very supportive of safety improvements being made in the area. It was agreed that there were too many issues to go through at this meeting and a possible way forward was to have another meeting with the interested parties.

It was

RESOLVED

That a meeting of interested parties be arranged to consider road safety issues in the vicinity of Dorchester Middle and Thomas Hardy Schools and the action required.

5. **GREENINGS COURT LIGHTING**

The Chairman summarised the history of the lighting situation in Greenings Court and the Clerk to the Committee reported that the Council was being pressed by Dorset County Council and SSE Contracting to give their support to the like for like lighting scheme now proposed as had previously been approved at Minute 5 (2012-13). She also detailed the financial implications for the Council if they did not support this scheme and installed their own instead.

A resident of the Greenings Court area addressed the Committee and explained why he did not support the Dorset County Council scheme and the alternative lighting he would prefer.

There was discussion about the alternative types of lighting available, their respective costs and lighting issues affecting Greenings Court. Members understood the financial implications for the Council if they did not accept the Dorset County Council/SSE scheme. They accepted that the Council did not have the budgetary provision to support an alternative scheme.

It was

RESOLVED

That Dorset County Council and SSE Contracting be advised that this Council does not have the budgetary provision to support an alternative scheme and therefore the proposed like for like scheme should progress.

6. **WEST DORSET DISTRICT COUNCIL – TREES**

The Committee noted that the following tree work applications had been forwarded to Ward Members for comment:

- Re-pollard Willow at Moule House, Trinity Street;
- Remove Juniper at 28 South Walks Road.

The Committee was advised that the fallen tree at Maumbury Rings was to be completely removed and replaced with a new Lime Tree.

(Councillor R.B. Potter withdrew from the meeting at this point.)

7. **PLANNING APPLICATIONS**

- (a) **Withdrawal – PA 1/D/13/0496 – General Works to the Courtyard at The Royal Oak, High West Street**

A local resident spoke about the reasons this planning application had been withdrawn and future works he understood were now proposed for the site. He also spoke about Planning Application 1/D/13/0662 and anti social behaviour he had experienced living in proximity to the Royal Oak. It was pointed out that such issues

were not planning considerations and any problems should be directed to West Dorset District Council's Licensing Section.

(b) PA 1/D/12/0156 – 38 London Road – Reasons for Refusal

The Committee noted that this Planning Application had been refused and the reasons for refusal.

(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 1 be notified to the West Dorset District Council.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 3rd June, 2013

1 11162

Replace flat roof with a new lean-to roof. Replace all existing windows with double glazed PVC-u. New replacement garage and additional off road parking space. New first floor window openings at 1 St. Helens Road. 1/D/13/0543 (CA)

No objection.

2 11163

Variation of condition 4 of PP 1/D/10/001501 to substitute a revised landscaping scheme at the Louds Piece Development Site, Alington Avenue. 1/D/13/0430

Recommend Refusal. The Council is of the opinion that a Beech hedge should be reinstated.

3 11164

Convert existing purpose built children's residential home into three 3 bedroom self contained flats and one 1 bedroom (plus sleep in accommodation) self contained flat. The proposed development will provide supported living for adults with learning disabilities at Digby Court, Edward Road. 1/D/13/0436

No objection.

4 11165

Listed Building Consent for the replacement of rotten timber beams to ground floor lobby area at 16 High East Street. 1/D/13/0544 (CA & Grade II LB)

No objection.

5 11166

Proposed front and rear extensions, conversion of garage to living accommodation and internal alterations at 3 Apollo Close. 1/D/13/0469

No objection.

6 11167

Construction of glazed conservatory. Demolition of small outbuilding at 95 Damers Road. 1/D/13/0536

No objection.

7 11168

Erection of single storey accommodation to form annexe accommodation for families parents at 130 Poundbury Road. 1/D/13/0427

No objection. The Council suggests that a planning condition be added to ensure that the new extension cannot be used as an unit for independent occupation.

8 11169

Advertisement consent for 2 no. aluminium fascia signs either end of the building and 2 no. sets of individual lettering above entrance doors at 23 Weymouth Avenue. 1/D/13/0593 (CA & Grade II LB)

No objection. The Council regrets that this is a retrospective application.

9 11170

Listed Building consent for the installation of 4 no. fascia signs to the northwest elevation at 23 Weymouth Avenue. 1/D/13/0596 (CA & Grade IILB)

No objection. The Council regrets that this is a retrospective application.

10 11171

Listed Building consent to attach four all weather vandal resistant loud speakers in the Borough Gardens. 1/D/13/0562 (CA & Grade IILB)

No comment as the Town Council is the applicant.

11 11172

Rear 2 storey extension to late victorian brick built house. Providing extra dining area and bedroom above at 3 Albert Road. 1/D/13/0578(CA)

No objection.

12 11173

Listed Building consent for internal alterations to existing offices and build 2no. new side casement windows at 40 High East street. 1/D/13/0506 (CA & Grade IILB)

No objection.

13 11174

Rear & side extensions at 14 Herringston Road. 1/D/13/0503

No objection.

14 11175

Listed Building consent for the Installation of signage comprising of:- 3 sets of text illuminated 2 wall menus illuminated 1 free standing menu illuminated 7 non illuminated awnings 4 non illuminated vinyl logos at 5 Brewery square. 1/D/13/0394 (CA & Grade II LB)

No objection however the Council regrets the illumination on this Listed Building.

15 11176

Advertisement consent to erect 1no. fascia sign, illuminated with existing fixtures. 1no. Non illuminated projecting sign at 4 South Street. 1/D/13/0653 (CA)

No objection.

16 11177

Single storey side extension for ancillary accommodation at 8 Garfield Avenue. 1/D/13/0620

Recommend refusal. The Council considers that this proposal is too close to the build line and could have a negative on the neighbouring property. Should WDDC approve this application, the Council suggests that a planning condition be added to ensure that the new extension cannot be used as an unit for independent occupation.

17 11178

Change of use from office to residential on third floor and fourth floor to create 11No flats and insert 5No conservation roof lights at Kings Point House, Queen Mother Square. 1/D/13/0621

No objection.

18 11179

Construct three buildings on northern and eastern sides of Queen Mother Square, and erect statue at 4 Queen Mother Square. 1/D/13/0606

No objection.

19 11180

Advertisement consent for internally illuminated shop front and projecting signs at 11 Brewery Square. 1/D/13/0349

Recommend refusal to the internally illuminated shop front.

20 11181

Full application to fit out of unit including new ceilings/partitions, electrics HVAC, flooring, shopfront signage, lighting, & fire alarm installation at 11 Brewery Square. 1/D/13/0348

The Council recommends refusal for the shop front lighting but have no objection to the other elements of the application.

21 11182

Install 2 no. air conditioning units. Fix window bars to 2No ground floor windows at 1 Portfolio House, 3 Princes Street. 1/D/13/0611 (CA Grade II LB).

No objection.

23 11183

Advertisement consent for one x set of halo illuminated letters, finished gold with green outline and returns. ONE x fascia panel to rear. ONE x double sided hanging panel beneath arch. TWO x amenity boards. ONE x set of small letters to existing fascia area painted green by others. TWO x double sided pictorial panels with fret cut and applied logos. One new bracket and linolites to rear at The Royal Oak, 20-22 High West Street. 1/D/13/0662. (CA and Grade II LB)

The Council object to the halo lighting only as this proposal neither preserves or enhances the Conservation Area or this Listed Building.