

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

6th JUNE, 2011

At a Meeting of the Planning and Environment Committee held on 6th June, 2011:

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

In attendance – Mr. I. Doyle, West Dorset District Council.

APOLOGIES for absence were received from Councillors V.J. Allen, C.S. Biggs, A.J. Canning and R.B. Potter.

1. **MINUTES**

The Minutes of the Meeting of the Committee held on 3rd May, 2011, adopted by Council on 24th May, 2011, were taken as read and were confirmed and signed by the Chairman as a correct record.

2. **A-BOARDS – TOWN CENTRE**

The Chairman welcomed Mr. I. Doyle of West Dorset District Council who was attending the meeting to discuss with Members his proposals for reducing the number of A-boards which would improve access and visual amenity of the town centre, particularly South Street.

Mr. Doyle explained to the Committee his view that it was important to work with business and all interested parties to achieve a positive way forward during the difficult economic climate .

During the winter of 2010 a survey had been carried out which revealed that there were 71 A-boards in South Street alone. The main areas of concern were the top of Durngate Street, at the junctions to the three arcades together with New Street and the alleys encouraging pedestrians onto Trinity Street and High West/East Streets. During this period the Chamber of Commerce had carried out a consultation with businesses in South Street and adjacent streets to ascertain support for replacing A-boards with alternative ladder boards or finger boards such as those found in other towns. There was enough interest to consider pursuing this option and some funding would be made available by West Dorset District Council and Dorchester BID. In response to a question he confirmed that, due to a lack of resources, the Dorset County Council had not enforced the relevant legislation under the Highways Act.

Mr. Doyle asked the Committee to support the follow action plan:

- Seek approval of alternative finger post and sign board solutions from West Dorset District Council as local planning authority and Dorset County Council as local highway authority;

- Consult with town centre businesses explaining the problem, seeking their co-operation and inviting them to a meeting in September 2011 to consider options and explore alternatives;
- Select options for each problem location based on consultation and finalise sign plan and funding in October, 2011;
- Order and install selected sign options and agree an enforcement plan with Dorset County Council enforcement officers;
- Inform town centre businesses of installation date and commencement of an enforcement/education programme in December, 2011.

During consideration of this proposal the Committee was strongly of the opinion that doing nothing was not an option and supported this proposal as a very positive and sensible way forward . Following further discussion it was

RESOLVED

- (1) That the Town Clerk be requested to write to the West Dorset District Council fully supporting this proposal.
- (2) That accommodation within the Municipal Buildings be offered as a venue to host the consultation evenings with businesses.
- (3) That a representative from the Access Group be included in the consultation process.
- (4) That no A-boards should be allowed on the Town Pump.
- (5) That Dorchester BID be informed of this Council's understanding that the archway proposal for Durngate Street would be opposed by the local planning authority.

The Chairman thanked Mr. Doyle for his attendance at the meeting.

(Councillor D. Taylor declared an interest in this item as a shop owner in the town centre.)

3. **PLANNING RELATED ISSUES**

Further to Minute 73 (2010-11) the Committee considered items of concern expressed during the run-up to the recent elections.

(a) River Crescent

The Committee considered whether to request the Dorset County Council to install bollards to stop vehicles parking on the grass verge at River Crescent as emergency vehicles could not get through.

It was

RESOLVED

That the Town Clerk be requested to ask the Dorset County Council to consider parking restrictions on this junction and that the Dorchester Joint Heritage Committee be requested to considered the possibility of installing bollards as part of the Mill Stream improvements.

(b) Graffiti and Pot Holes

A Member informed the Committee that Mr L. Newman at West Dorset District Council was very helpful is dealing with graffiti related problems and the Dorsetforyou web site had a link for reporting pot holes.

(c) Queens Park Development

The Committee considered whether to approach Bellway regarding concerns received above the absence of lighting on the alleyway linking the development to Alexandra Road.

It was

RESOLVED

That the Town Clerk to requested to approach the developer requesting their co-operation in lighting this alley and to seek clarification from the West Dorset District Council that there had been no contravention of the planning consent for the development.

(d) Household Recycling Centre, St George's Road

Further to Minute 65(b) (2010-11) and Council Minute 12 the Committee considered whether to approach the County Council seeking improvements to this site.

Following discussion it was

RESOLVED

- (1) That the Town Clerk be requested to write to the Dorset County Council asking if safety for visitors to the site could be improved and if site staff could be made more visible and encouraged to assist more.
- (2) That the Town Clerk be requested to approach both Wessex Water and the Dorset County Council asking for improvements to the road surface approaching the area.

4. **COMMUNITY INFRASTRUCTURE LEVY**

The Committee received and noted a copy of the Community Infrastructure Levy document from the Department for Communities and Local Government.

During consideration of this item a Member requested information regarding the number of Section 106 documents received for major developments within the Town.

5. **WEST DORSET DISTRICT COUNCIL**

(a) **Trees**

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

- To fell 1 Eucalyptus at 6 West Walks;
- To fell 1 Lawson Cypress and perform surgery on 1 Ash, 1 Maple, 1 Cherry and 1 Beech at 38 Prince of Wales Road;
- To carry out tree works to 1 Beech, 2 Yew, 1 Walnut, 1 West Red Cedar and 1 Cherry at Southfield House, South Walks Road;
- To fell 1 Horse Chestnut and carry out tree works to 4 Horse Chestnut and 1 Goat willow on land adjacent to Fordington Fields Roundabout, Alington Avenue.

(b) **Parish/Town Development Survey**

The Committee received and consider a letter and survey dated 4th May, 2011 regarding what types of development the Council would like to see in the town and where it should go.

It was

RESOLVED

That the Town Clerk be requested to respond to the survey as now agreed.

6. **INFORMATION REPORTS**

The Committee received and noted the various reports which had been submitted for information.

During consideration of this item a Member emphasised the importance of a representative from this Council attending the next meeting of the District Council's Development Control Committee when Planning Application 1/D/11/0344 was due to be considered.

(The Mayor and Councillors E.S. and Trevor Jones left the meeting at this point.)

7. **PLANNING APPLICATIONS**

(a) Planning Application 1/D/11/0763 – Charles Street Development

The Committee noted that a grant of Non Material Amendment had been issued for the revision to the roof pitch between grids 5 and 18 from 20 degrees to 25 degrees to increase efficiency of photovoltaic array and enlargement to dormer vents serving internal mechanical and electrical plant.

(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.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 6th June, 2011:

1 10758

Change of Use of two ground floor rooms for temporary catering provision at Max Gate, Alington Avenue. 1/D/11/0662 (Grade I LB)

No objection.

2 10759

Loft conversion & dormer roof at 11 Rothesay Road. 1/D/11/0664

No objection.

3 10760

Underground oil separator & associated drainage & surfacing works at the Petrol Filling Station, Burton Road. 1/D/11/0645 (CA)

No objection.

4 10761

Listed building consent to mount 3 refrigeration & air conditioning units on rear wall at 65 High West Street. 1/D/11/0638 (CA & Grade II LB)

No objection.

5 10762

Listed Building consent for lettering to shop fascia & window graphics at 65 High West Street. 1/D/11/0650

Recommend Refusal. The window graphics neither preserve or enhance this Listed Building.

6 10763

Rear single storey extension at 41 Bridport Road. 1/D/11/0651 (CA)

No objection.

7 10764

Form enlarged parking area with retaining wall. Change of use from external area for flats to parking for health club on land at Christchurch Court. 1/D/11/0505 (CA)

Recommend Refusal. The Council have concerns regarding the loss of amenity to residents.

8 10765

Single storey rear extension. New rear & side dormers at 30 Queens Avenue. 1/D/11/0643 (CA)

No objection.

9 10766

2x Fascia signs (A & B) externally illuminated by overhead trough lights 1x Tray panel fascia sign (D) 1x 'Goods Delivery' flat tray panel sign (C) 1x 'Trolley Park' flat tray panel sign (F) at 8 The Forum Centre 1/D/11/0625

No objection. Regret retrospective application.

10 10767

New canopy to rear of store at Tesco. 1/D/11/0615

No objection.

11 10768

Change of use from shop to mixed use as a shop & café at 29 Trinity Street. 1/D/11/0685 (CA)

No objection. However the Council would request that a condition is imposed restricting the sell and preparation of fried foods.

12 10769

Raise roof to create additional living space & construct 2 dormer windows at 29 Syward Road. 1/D/11/0633

Recommend refusal. The Council regard this proposal as over-development and have grave concerns for the amenity of the neighbours.

13 10770

Porch at 39 Holmead Walk. 1/D/11/0700

Recommend Refusal. The Council of the opinion that this proposal is not in keeping.

14 10771

Demolish single storey garage & utility room. New two storey extension & single storey lean-to porch at 33 Shaston Crescent. 1/D/11/0709

No objection.

15 10772

Extension. Replacement garage & access gates at 12 Queens Avenue. 1/D/11/0659

No objection.

16 10773

Install automated barrier at the Dorchester Delivery Office. 1/D/11/0600 (CA)

No objection.

17 10774

Proposed electric sub-station on land north-east of Queen Mother Square. 1/D/11/0731

No objection.

18 10775

Demolish existing garage & erect replacement double garage at 1 Albert Road. 1/D/11/0447 (CA)

No objection.

19 10776

Ground & first floor extensions at 29 Celtic Crescent. 1/D/11/0703

No objection.

20 10777

Two storey side & rear extension at 15 Kingsbere Crescent. 1/D/11/0764

Recommend Refusal. The Council are concerned regarding the impact on the neighbours as this proposal is very close to the build line.

21 10778

Retain satellite dishes/tv aerials at Queens Park. 1/D/11/0873 (CA)

Recommend Refusal. This proposal is not in keeping and doesn't enhance the adjacent Conservation Area.

22 10779

Change of use from retail (A1 Use Class) to cafe/patisserie (A3 Use Class) at 4 Babeny Walk.
1/D/11/0771

No objection.

23 10780

Single storey extension at 42 Herringston Road. 1/D/11/0817

No objection.