

# **DORCHESTER TOWN COUNCIL**

## **PLANNING AND ENVIRONMENT COMMITTEE**

**7th FEBRUARY, 2011**

At a Meeting of the Planning and Environment Committee held on 7th February, 2011:

**PRESENT** The Mayor (Councillor L.M. Phillips) and Councillors C.S. Biggs, R.M. Biggs, V. Black, A.J. Canning, L.E. Heath, C.M. Hebditch, S.C. Hosford, F.E. Kent-Ledger (Chairman) and M.E. Rennie.

**APOLOGIES** for absence were received from Councillors T.C.N. Harries and R.B. Potter.

53. **MINUTES**

The Minutes of the Meeting of the Committee held on 4th January, 2011, adopted by Council on 25th January, 2011, were taken as read and were confirmed and signed by the Chairman as a correct record.

54. **LOCAL AIR QUALITY MANAGEMENT – AIR QUALITY ACTION PLAN – DORCHESTER**

Further to Minute 42(a) the Committee welcomed Mr. G. Duggan and Ms R. Brookman from Environmental Health, West Dorset District Council, who were attending the meeting to answer Members question and give an update on the Air Quality Action Plan for Dorchester.

Mr. Duggan informed the Committee that the 2010 results showed that the nitrogen dioxide levels in High West and High East Streets, within the breathable area, had reduced. There could be several reasons, less heavy good vehicles, cleaner vehicles and even the weather could greatly enhance or reduce the readings.

Mr. Duggan confirmed to the Committee that the problem would not improve until the Dorchester Transport and Environment Plan was implemented, which unfortunately was delayed, but requested that this Council maintain the pressure on the Dorset County Council for funding.

In response to a question Mr. Duggan informed the Committee that they were putting their limited resources into encouraging green transport, including improvement of fleet vehicles and the possible introduction of additional signage on the bypass to encourage HGVs not to enter the Town as they generated 30% of all exhaust emissions.

In response to another question Mr. Duggan confirmed that the District Council did not measure particulates; the equipment was very expensive and there was no funding available from DEFRA.

Mr. Duggan also agreed to investigate holding talks with health representatives to ascertain whether respiratory diseases had increased as a result of the poor air quality in the Town. In finalising his report he stressed that the District Council did not have the powers to make the situation better but all his efforts would be used to encourage HGVs

from the Town Centre. He also agreed to hold stakeholder meetings to discuss and focus on the problems.

It was

**RESOLVED**

That representatives from the Chamber of Commerce, the BID and Dorset Police, together with all North Ward Councillors be invited to attend future meetings.

The Chairman thanked Mr. Duggan and Ms. Brookman for their attendance at the Meeting.

55. **DORSET COUNTY COUNCIL**

(a) **Removal of Overnight and Sunday Charging – On-Street Pay and Display Bays**

The Committee received and considered a letter and survey report dated 11th January, 2011 from Traffic Management seeking this Council's support in only removing the charging in pay and display bays in High West Street, High East Street, Trinity Street and Acland Road following consultation with resident and visitor permit holders who had voted 52 to 7 for not removing the charges in shared residents and pay and display parking bays.

It was

**RESOLVED**

That this Council support the proposal.

(b) **Street Lighting Replacement Works – Footpath between St. Helens Road and Cornwall Road**

Further to Minute 46 the Committee received and noted a letter dated 21st January, 2011 from Mr. R. Mainstone, Principal Engineer, regarding the possible installation of a lighting column on the footpath between St. Helens Road and Cornwall Road, reiterating that the County Council had no funding available and suggesting that this Council meet the costs of installation and connection. The Committee noted however, that this Council also had no budget provision. Following discussion it was

**RESOLVED**

- (1) That the Town Clerk be requested to obtain a quotation from Scottish and Southern Electric for the installation and connection to enable the residents to consider whether to part-fund the connection.
- (2) That the Town Clerk be requested to investigate funding from other sources.

(c) Charles Street – Restriction of Waiting

The Committee noted that a Traffic Regulation Order introducing a taxi bay next to the existing police bay on the eastern side of Charles Street and introducing No Waiting At Any Time on both sides for its entire length with the exception of the police and taxi bay came into effect on 28th January, 2011.

(d) Consultation on the Bournemouth, Poole, Dorset Joint Local Transport Plan

The Committee noted that the consultation on the draft Local Transport Plan for Bournemouth, Poole and Dorset which covered the period 2011 to 2026 was available to view on line at [www.dorsetforyou.com/localtransportplan](http://www.dorsetforyou.com/localtransportplan) and that comments on the draft plan should be submitted before the end of February, 2011.

(e) Dorset Waste Forum – 21st January, 2011

Further to Minute 41, Councillor L.E. Heath reported on his attendance at the meeting of the Dorset Waste Forum held on 21st January, 2011.

Councillor Heath informed the Committee that a significant increase in landfill tax would be implemented from 2014 and that the Dorset Waste Forum would like to see recycling increase to 60%. It was also anticipated that West Dorset and Weymouth and Portland refuse services would combine in 2013. In response to a question he informed the Committee that food waste recycling, which was being piloted in Sherborne, was not receiving unanimous support and that there was no funding available for additional anaerobic digesters.

56. **TREE WORKS**

(a) Applications

The Committee noted an application to fell 1 Pittosporum tree at The Casterbridge Hotel, 49 High East Street had been forwarded to Ward Members.

(b) Approvals

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

- To fell 1 Sycamore (under Section 198) due to large cavity at 10 Sydenham Way;
- To fell 1 Leyland Cypress at Grove Court, The Grove.

57. **INFORMATION REPORTS**

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

58. **PLANNING APPLICATIONS**

(a) Withdrawals

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

- PA 1/D/10/1620 – Change of use & conversion of A1 shop to 4 dwellings at 1 Alington Road;
- PA 1/D/10/2026 – Replace garage & carport with flatroof extension at 8 Casterbridge Road;
- PA 1/D/10/1944 – 3 Air conditioning condensers at 6 High East Street;
- PA 1/D/10/1794 – Demolish former fire station & ancillary building. Develop land by the erection of 16 dwellings (outline at Fire Station, Bridport Road.

(b) Appeals

The Committee noted that Appeals had been lodged with the Planning Inspectorate against the District Council's refusal of the following planning applications and that they would proceed by way of written representation on or after 25th February, 2011.

- PA 1/D/10/1482 – Demolish redundant building at 11a Icen Way;
- PA 1/D/10.1740 – Erect 2 dwellings at 10 Whitfield Road;
- PA 1/D/10/1588 – Replace french windows & balcony cladding in UPVC rosewood. Replace sliding doors and window in UPVC at Top Flat, Renaissance, Trinity Street.

(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.

(The Mayor declared an interest in planning application 10694 as he was a member of the Magna board; (Councillors Canning, Hosford and Rennie declared interests in Planning Application 10707 as members of the Dorchester Markets Joint Committee.)

Chairman

**PLANNING APPLICATIONS CONSIDERED**

Planning Applications considered on 7th February, 2011

**1 10686**

Alterations including 2 air conditioning units, two satellite dishes & new shop front at 41a South Street. 1/D/10/1991 (CA Grade II LB)

No objection.

**2 10687**

Advertisement consent for Illuminated lettering advertising the "Plaza Cinema" at 31 Trinity Street. 1/D/10/1974 (CA)

No objection. (From the information provided the Council had difficulty in ascertaining how the lights would be illuminated, provided the illumination conforms with current policy they have no objection.)

**3 10688**

Listed Building consent for minor works to include the installation of two air conditioning units, two satellite dishes and a new shop front. Installation of 3 externally illuminated fascia signs & 1 externally illuminated projecting sign at 41a South Street. 1/D/10/2084 (CA & Grade II LB)

No objection.

**4 10689**

Advertisement consent for 2mm fabricated aluminium fascia pans with overhead trough lights 2 Projecting signs Internal window graphics at 47 Monmouth Road. 1/D/10/2081

No objection.

**5 10690**

Listed Building consent to replace door at 32 Colliton Street. 1/D/10/1960 (CA & Grade II LB)

No objection.

**6 10691**

Change of use & conversion B2 Commercial Premises into 3 domestic flats at 2 St. George's Road. 1/D/11/0014 (CA)

Recommend refusal. The Council are of the opinion that this is over-development of the site, concern was also expressed regarding the lack of car parking in the area.

**7 10692**

Form new workshop. Retrospective permission for new store further to gaining planning approval App Ref 1/D/07/002307 at 9a Grove Trading Estate. 1/D/11/0021

No objection.

**8 10693**

Extension & porch at 23 Mistover Close. 1/D/11/0026

No objection.

**9 10694**

Roof extensions & associated works at Hollands House. 1/D/10/2107

No objection.

**10 10695**

A single storey rear extension to house a kitchen/dining area and downstairs WC. At 131 Monmouth Road. 1/D/10/2093

No objection.

**11 10696**

Extension at 40 Maiden Castle Road. 1/D/11/0065

No objection.

**12 10697**

Extension to side & rear of property at 21 Weatherbury Way. 1/D/11/0074

No objection.

**13 10698**

Single storey kitchen extension with external cold room & alterations. Create additional car parking at The Original Thomas Hardy, Alington Avenue. 1/D/11/0078

No objection. However, the Council would like a condition imposed that requires a replanting scheme to replace the loss of the three trees.

**14 10699**

Extension at 84 Manor Road. 1/D/11/0093

No objection.

**15 10700**

Listed Building consent for internal alterations at The Old House at Home, Salisbury Street. 1/D/11/0073

No objection.

**16 10701**

Extension & alterations at 22 Grosvenor Road. 1/D/11/0080

Recommend Refusal. The Council are of the opinion that this proposal is over-development of the site and would be detrimental to the street scene and could set an undesirable precedent.

**17 10702**

Extension & internal alterations at 120 Weatherbury Way. 1/D/10/0107

No objection.

**18 10703**

Erect a single storey new double garage extension at 36 Rothesay Road. 1/D/11/0110

Recommend Refusal. The Council have serious concerns regarding traffic movements on this very busy cross roads (a school crossing patrol operates on this corner) within the vicinity of two schools. Concern was also expressed that the established character of the street scene could be lost if this proposal is permitted.

**19 10704**

Install 2 external air conditioning units at 1B South Street. 1/D/10/1994 (CA)

No objection.

**20 10705**

Change of use of lobby and WC for use as an extension to Flat 6. Internal & external alterations at Flat 6 Phoenix House, 16 High East Street. 1/D/11/0089 (CA & Grade II LB)

No objection.

**21 10706**

Listed Building consent for change of use of lobby and WC for use as an extension to Flat 6. Internal & external alterations at Phoenix House, 16 High East Street. 1/D/11/0090 (CA & Grade II LB)

No objection.

**22 10707**

New covered market area to west of Dukes Auctioneers. Proposed link building between existing indoor market building and North Linneys & partial reconstruction of roof to North Linneys at Dorchester Market. 1/D/11/0114 (CA)

No objection.