

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

7th MARCH, 2011

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

PRESENT The Mayor (Councillor L.M. Phillips) and Councillors C.S. Biggs, R.M. Biggs, V Black, T.C.N. Harries, L.E. Heath, C.M. Hebditch, S.C. Hosford, F.E. Kent-Ledger (Chairman), R.B. Potter and M.E. Rennie.

APOLOGIES for absence were received from Councillors A.J. Canning and Trevor Jones.

59. **MINUTES**

The Minutes of the Meeting of the Committee held on 7th February, 2011, 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.

60. **DORSET COUNTY COUNCIL**

(a) **Prohibition and Restriction of Waiting – Various Roads, Victoria Park**

The Committee noted that the County Council had made an Amendment Order which came into effect on 18th February, 2011 for various roads within Victoria Park as follows:

- To introduce no waiting at any time and a one hour bay (resident permits exempt) at the northern end of Alexandra Road.
- To convert a one hour residents bay to no waiting at any time at the junction of Alexandra Road/Dagmar Road.
- To convert a one hour residents bay to two hour residents bay at the junction of Maud Road/Olga Road.
- To introduce a one hour residents bay on Maud Road between Cambridge Road and Louise Road.
- Change the traffic order for a two hour residents bay to one hour residents bay on Maud Road opposite Dagmar Road to match current layout.
- Extend the no waiting at any time restriction by 6 metres on Maud Road from Edward Road and introduce a short length of no waiting Monday – Friday, 8 – 9am and 3 – 4pm adjacent to the above.

(b) **Prohibition and Restriction of Waiting – Coburg Road and Edward Road**

Further to Minute 41(c) the Committee noted that the County Council proposed to make an Amendment Order to extend the Victoria Park residents parking scheme into Coburg Road and Edward Road. The proposal would consist of a mix of one hour bays (except for resident permit holders), two hour bays and double yellow lines.

It was

RESOLVED

That the Town Clerk be requested to inform the Dorset County Council that this Council raises no objection to the proposals.

(c) Household Recycling Centre – St. George’s Road

The Committee considered whether to seek clarification from the County Council on the progress being made to locate a new site for the household recycling centre in the Town.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council reiterating the Council’s concern about the inadequate facilities at the current site and enquiring when the lease has from Wessex Water will expire.

61. **WEST DORSET DISTRICT COUNCIL**

(a) Waitrose, Building 5, Queen Mother Square, Poundbury

The Committee noted that an application had been received for a new licence for the above premises.

(b) Draft Air Quality Action Plan for High East Street

Further to Minute 54 the Committee received and noted a letter dated 22nd February, 2011 regarding the Air Quality Action Plan for Dorchester, which would eventually be updated for approval by the District Council’s Executive Committee prior to seeking DEFRA’s acceptance of the Plan.

(c) Piloting the new Neighbourhood Planning System

The Committee received and noted a letter dated 9th February, 2011 from the Planning Policy Manager indicating that Sherborne and Cerne Abbas had been chosen to pilot the new Neighbourhood Planning System.

Following discussion it was

RESOLVED

That the Town Clerk be requested to invite the Sherborne Planning Clerk and a Member to attend a future meeting of this Committee to discuss their experiences of using the new system.

(d) Proposed Dorchester Park & Ride – Site Selection Consultation

The Committee received and considered a letter dated 9th February, 2011 from Mr. S. Woollard, inviting this Council to comment on the proposal to site the new Park & Ride for Dorchester at Monkey's Jump.

Following discussion it was

RESOLVED

That the Town Clerk be requested to write to the West Dorset District Council expressing the following concerns:

- (a) the impact on Maiden Castle as an area of Outstanding Natural Beauty;
- (b) that a survey must be carried out of current users of the Park & Ride to ascertain their views;
- (c) that it is essential that this proposal is linked with the totality of transport issues within the Town.

(The Mayor left the Meeting at this point.)

(e) Tree Works at 40 High West Street

The Committee noted that an application had been received to reduce a Pittosporum by 50% and to reduce a Prunus away from the building to give a clearance of 1.5m at 40 High West Street.

62 **LOCALISM BILL – PRE-APPLICATION CONSULTATION WITH COMMUNITIES**

The Committee considered whether to respond to a note from the Department for Communities and Local Government regarding the requirement for developers to consult with local communities prior to submitting certain large-scale major planning applications where the residential development of 200 or more units is proposed within a site of four hectares or more, or any non-residential development proving 10,000 square metres or more of new floorspace, or with a site area of two hectares or more.

Following discussion it was

RESOLVED

- (1) That the Town Clerk be requested to write to the Department for Communities and Local Government fully supporting the proposals.
- (2) That all Members respond as individuals if they so wish.

(Councillor R.B. Potter took no further part in the Meeting as a Member of the West Dorset District Council's Development Control Committee.)

63. **PLANNING APPLICATIONS**

(a) **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.

(b) **PA 1/D/10/2047– 40 High West Street – Reasons for Refusal**

The Committee noted the reasons for the refusal of this planning application.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 7th March, 2011

1 10708

Erect a fence at 6 Minerva Close. 1/D/11/0151

No objection.

2 10709

Listed Building consent to convert under stairs cupboard into WC at 6 Durngate Street. 1/D/11/0088 (CA & Grade II LB)

No objection.

3 10710

Advertisement consent to erect a non-illuminated fascia & projecting sign at 20 South Street. 1/D/11/0157 (CA)

No objection.

4 10711

Listed Building consent for external alterations at 10 Salisbury Street. 1/D/11/0117 (CA & Grade II LB)

No objection.

5 10712

Demolish existing garage and erect a new detached dwelling on land at 36 Rothesay Road. 1/D/11/0111

Recommend Refusal. The Council have serious concerns that the proposed development would result in an unacceptably overbearing relationship with the neighbouring property, the established character of the locality would be lost, the proposed building line of the development is unacceptable and finally if this application were approved it would set an undesirable precedent for the future .

6 10713

Extension & conservatory at 4 Syward Close. 1/D/11/0183

No objection.

7 10714

Extensions at 1 Manor Road. 1/D/11/0170

No objection.

8 10715

Demolish garage & car port with two storey extension at 8 Casterbridge Road. 1/D/11/0238

No objection.

9 10716

Demolish existing garage & porch. 2 storey & single storey extensions to rear, porch extension to side, garage extension to side & rear at 15 Manor Road. 1/D/11/0244

No objection.

10 10717

3 air conditioning condensers at 6 High East Street. 1/D/11/0197 (CA)

No objection.

11 10718

Outline application to demolish former fire station & ancillary building. Develop land by the erection of 16 dwellings at the former Fire Station, Bridport Road. 1/D/11/0234 (Affects the setting of a LB)

No objection.

12 10719

Continue use as motorcycle workshop (Change of Use) at Dorchester Motor Company, Alington Avenue. 1/D/11/0081

No objection.

13 10720

Form opening in wall as pedestrian access at Dorset Cereals, Peverell Avenue East. 1/D/11/0229

No objection.