

Dorchester Town Council

Planning and Environment Committee

27 April 2015

Present: Councillors V. Allan, R. Biggs, A. Canning, T. Harries, S. Hosford (Chair), S. Jones, F. Kent-Ledger, P. Mann (Mayor), M. Rennie, R. Potter and D. Roberts

Apologies: Councillors K. Armitage, C. Biggs, T. Jones and T. Loakes

As this was the last meeting of this Council, the Chairman thanked all Members for their work on the Committee.

86. **Minutes**

The Minutes of the meeting of the Committee held on 30 March 2015 were confirmed and signed by the Chairman as a correct record.

87. **Minute Update Report**

i) Minute 82/14 (30 March 2015)

The Committee agreed that it would like to meet the new Head of Planning at WDDC, to discuss planning issues particularly Section 106 agreements, affordable housing and financial viability of developments. Additionally, when the Local Plan was approved, an appropriate WDDC officer should be invited to address Committee members on the future of planning in Dorchester.

Resolved

- i) That the Minute Update Report be noted;
- ii) That the Committee Clerk arranges a meeting between Head of Planning at WDDC and Committee members; and
- iii) That, when the Local Plan was approved, an appropriate WDDC officer should be invited to address the Committee on the future of planning in Dorchester.

As member of West Dorset District Council's Development Control Committee, Councillor Potter did not participate in the following two agenda items.

88. **Planning Application 1/D/11/000842 – White Hart Site**

Mr Adam O'Brien, Director of Burton Property, addressed the Committee about a possible solution to the positioning of the White Hart statue within the site. He circulated plans of the new proposed position of the statue, on a stone plinth, that would be visible from the river walk and the road, as well as being secure. He advised that this would be subject to the approval of Wessex Water due piling and water related issues.

Members were very pleased with the suggested site of the statue and that the developer had taken note of their previous views. They considered that local

residents would also approve of this and they fully supported the proposed site of the statue within the development.

A suggestion was made that a plaque, detailing the history of the statue, could also be provided and Mr O'Brien agreed to consider this further.

Resolved

That the Town Council supports the new proposed position of the White Hart statue within the White Hart development.

As member of West Dorset District Council's Development Control Committee, Councillor Jones did not participate in the following agenda item.

89. Planning Applications

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council and it was

Resolved

That West Dorset District Council be notified of the comments agreed on the various planning applications as set out at Appendix 1 to these minutes.

Councillors Jones and Potter rejoined the meeting.

90. Requests for Parking Restrictions

The Chairman advised that a number of complaints had been received about parking in the vicinity of Dorchester South station and some residents were seeking parking restrictions to alleviate the problems caused by such parking. Some time ago, the Committee had agreed to take a more strategic approach in dealing with requests for new parking restrictions and the Chairman asked for the Committee's current view on this.

Members accepted that there were parking problems in the Dorchester South area and in other hotspots but they were reluctant to deal with requests for parking restrictions on a piecemeal or individual basis as this could move parking problems elsewhere. They considered that the only answer was an integrated parking plan for the whole Town. This needed to be progressed and supported by all three local authorities and to have buy in from local employers to be effective. Such a plan would need to be creative, address the pricing structure of all parking provision and consider further time restrictions for on street parking.

The Committee requested that the Chairman asks the Town Clerk to actively pursue action being taken on a Town Parking Plan with all partners and that they both meet with the new parking officer at WDDC to discuss parking issues across the Town. Additionally, the Committee would consider the main parking concerns in the Town at its next meeting and then invite the WDDC's parking officer to a future meeting to discuss these further.

Resolved

- i) That Chairman asks the Town Clerk to actively pursue action being taken on a Town Parking Plan with all partners and that they both meet with the new parking officer at WDDC to discuss ways to resolve parking issues across the Town;
- ii) That WDDC's parking officer be invited to attend a future meeting of the Planning and Environment Committee to discuss concerns about parking across the Town.

91. **Slyer's Lane Community Fund Proposal**

The Chairman reported that the Slyer's Lane developer, Broadview Energy Limited, was currently consulting on the heads of terms for the community development fund and these were considered by the Committee.

Resolved

That Broadview Energy Limited be advised that the Town Council notes and has no objection to the proposed heads of terms of the Slyer's Lane Community Benefit Fund.

92. **Pre Application Discussion – Vodaphone Mast at Dorchester South Station**

The Chairman reported that Vodaphone had asked for the Town Council's views on their pre planning application proposals to upgrade the existing telecommunications mast at Dorchester South Station.

The Committee considered that it should not pass comment on these proposals as it could be considered as predetermining any future planning application.

Resolved

That Vodaphone be advised that the Town Council has no comment to make on their pre planning application proposals to upgrade the existing telecommunications mast at Dorchester South Station.

93. **Decisions on Planning Applications**

In respect of planning application WD/D/15/000130, Members noted that this application had been significantly amended before WDDC's Development Control Committee had considered it but the Town Council had not been consulted on the amendments. This was a situation that had occurred on previous occasions and Members were not happy with this and wanted to be consulted on larger amendments to planning applications before they were determined. Also, once a plan had been amended, the original was no longer available to view on DorsetForYou and this was not considered to be very transparent. Members asked that WDDC be asked to review this system.

Resolved

That WDDC be asked to consider formally consulting with the Town Council on larger amendments to planning applications before they were determined and also that all plans (both original and amended) for any planning application were available to view on DorsetForYou.

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note.

Chairman

Dorchester Town Council

Planning applications considered by the Planning and Environment Committee on 27 April 2015

1. **CHURCH HALL, ST GEORGES CHURCH, HIGH STREET, FORDINGTON, DORCHESTER
WD/D/15/000426**
Replace Hall windows on north & west elevations
Conservation Area and Grade I Listed Building
No objection
2. **8 & 10 WEYMOUTH AVENUE, DORCHESTER, DT1 2EN
WD/D/15/000620**
Single storey link building incorporating office, kitchen, & laundry and associated alterations to elderly persons care home
Conservation Area
No objection
3. **57 MELLSTOCK AVENUE, DORCHESTER, DT1 2BG
WD/D/15/000629**
Tree house in rear garden (retrospective)
No objection
4. **5 SOUTH STREET, DORCHESTER, DT1 1BL
WD/D/15/000051 (Amended Plan)**
New internally illuminated aluminium fascia and a new conservation projecting sign, externally illuminated.
Conservation Area
No objection
5. **LAND ADJACENT PARKING AREA, ALFRED ROAD, DORCHESTER
WD/D/15/000682**
Erection of a single storey dwelling
No objection
6. **LAND ADJACENT TO 52 BRIDPORT ROAD, DORCHESTER, DT1 2NQ
WD/D/15/000596**
Erection of dwelling with associated access and parking and the relocation of the existing driveway currently serving No.52 Bridport Road
No objection
7. **59 MONMOUTH ROAD, DORCHESTER, DT1 2DE
WD/D/15/000665**
Erect extension and alterations
No objection

8. **28 FOSSE GREEN, DORCHESTER, DT1 2RR**
WD/D/15/000529
Erect two storey extension to the front of the dwelling.
No objection
9. **6 EDWARD ROAD, DORCHESTER, DT1 2HJ**
WD/D/15/000747
Erect single storey front (infill) extension
Conservation Area
No objection
10. **25 ALINGTON ROAD, DORCHESTER, DT1 1NS**
WD/D/15/000751
New vehicle access from highway, 3m wide by 10m long
No objection
11. **13 BARNES WAY, DORCHESTER, DT1 2DZ**
WD/D/15/000544
Rear single storey extension
No objection
12. **LAND TO REAR OF SOUTH TERRACE, SOUTH STREET, DORCHESTER**
WD/D/15/000473
3 storey mixed use development comprising 2 retail units (A1/A2/A3) and 4 self-contained one bedroom flats (revised submission)
Conservation Area and affects the setting of a Listed Building
No objection. The Town Council supported the comments made in the representation from Public Health dated 21 April 2015.
13. **9 FORDINGTON GREEN, DORCHESTER, DT1 1LU**
WD/D/15/000673 Listed Building Consent
Change to approved roofing material of kitchen roof from clay tile to natural slate (planning approval WD/D/14/003301)
Conservation Area and Grade II Listed Building
No objection
14. **LAND ADJACENT TO 74 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PP**
WD/D/15/000812
Outline application for erection of a dwelling
No objection