



# Dorchester Town Council

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25 June 2014

**Agenda for the meeting of the Planning and Environment Committee which will be held in the Council Chamber, Municipal Buildings, Dorchester on Monday 30 June 2014 at 7.00pm.**

Adrian Stuart  
Town Clerk

## Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please ask the Chairman before the meeting starts. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

## Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose pecuniary or non-pecuniary interests where appropriate. A Member who declares a pecuniary interest must leave the room unless a suitable dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

## Membership of the Committee

Councillors V. Allen, K. Armitage, C. Biggs, R. Biggs, A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie, D. Roberts (Vice Chairman), D. Taylor and P. Mann (the Mayor ex-officio)

### 1. Apologies

### 2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 2 June 2014 (copy attached).

### 3. Minute Update Report

To receive and consider the minute updates reported (attached).

### 4. Car Parking Guidance Signs/System

To welcome Matthew Williams, Traffic Control Manager, Dorset Highways, Dorset County Council who is attending the meeting to answer Members' questions about the operation of the Car Parking Guidance Signs/System in Dorchester.

## **5. Planning Applications for Comment**

To receive and comment on the planning applications received from West Dorset District Council and Dorset County Council (list attached).

## **6. Selection of members and chairman for the Traffic Panel**

To consider the membership of the Traffic Panel for the ensuing Council year. Councillors V Allan, T C N Harries, D Roberts and D Taylor have indicated membership of the Panel as their first choice, Councillors A Canning and R Potter have indicated membership of the Panel as their second choice, Councillor S Hosford indicated it as her third choice and Councillor K Armitage indicated it as her fifth choice. Total membership of the Traffic Panel is now set at seven Councillors plus the Mayor. The Committee also needs to elect a Chairman of the Panel (the current Chairman is Councillor T C N Harries).

## **7. Decisions on Planning Applications and Withdrawn Applications**

To note the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications etc (list attached).

## **8. Urgent Items**

To consider any other items that the Chairman or Town Clerk decides are urgent.

## **Planning and Environment Committee – 30 June 2014**

### **Minute Update Report**

#### **1. Minute 6/14 – Planning Applications (Stratton House) (2 June 2014)**

The Team Leader – East, Development Services, West Dorset District Council is not available to attend the Planning and Environment Committee meeting on 30 June 2014 but has provided the following information on the status of the planning applications in and around the Stratton House campus:

- Old Shire Hall – 14/0861 and 863: Change of use to visitor attraction. Planning application was approved by WDDC's Development Control Committee on 19 June. The Listed Building Application will be referred to the Secretary of State to see if he wishes to call the application in for their determination.
- Glyde Path Road – 14/0197 and 217: Change of use to 10 dwellings. WDDC's Development Control Committee resolved to approve these subject to a legal agreement to secure appropriate contributions towards affordable housing and infrastructure provision. Listed Building Consent approved.
- Bennetts Court Car Park – 14/0474: Erect 2 dwellings. Amended plans recently received by WDDC. Copies will be sent to the Town Council shortly. If the application is recommended for approval, it will need to be considered by WDDC's Development Control Committee.
- Stratton House Car Park – 14/0850: Erect 5 dwellings. Concerns have been expressed over the scheme to the applicant. Negotiations are ongoing in this respect. Any recommendation for approval of the application will need to be considered by the Development Control Committee due to the Town Council's objection.
- Stratton House – 14/1129 & 1130: Conversion to 16 flats and 2 commercial units. Currently under consideration by WDDC. Comments from English Heritage have recently been received and forwarded to the agent.

As regards the proposed affordable housing contributions, WDDC has recently received a submission from the applicant which they are currently considering. This proposes a financial contribution in lieu of the off-site provision of affordable housing. It is not known whether this is likely to be acceptable at this stage.

#### **2. Minute 8/14 – Dorchester Transport and Environment Plan (2 June 2014)**

The Committee Chairman will provide an update, at the meeting, on the consultation meetings held with local interested residents over the last couple of weeks.

## Dorchester Town Council

### Planning and Environment Committee – 30 June 2014

#### Planning applications to be considered

Applications can be accessed via:

dorsetforyou.com/Home/Environment and Planning/Planning/Planning Applications/Planning Application Search/West Dorset District Council, or

<http://webapps.westdorset->

[dc.gov.uk/PlanAppsWDDC/\(S\(zI0g3h55hwqigt55gp32yuqy\)\)/pages/ApplicationSearch.aspx](http://webapps.westdorset-dc.gov.uk/PlanAppsWDDC/(S(zI0g3h55hwqigt55gp32yuqy))/pages/ApplicationSearch.aspx)

1. **WD/D/14/001227 (Deferred from previous meeting)**  
DORCHESTER RUGBY FOOTBALL CLUB HEADQUARTERS, COBURG ROAD, DORCHESTER, DT1 2HX  
Removal of 5no. existing 16metre high flood lighting columns to pitch 2; installation of 6no. 15metre high flood lighting columns and lamps to serve pitch 3; installation of 8no. 10metre high flood lighting columns to serve pitches 1 and 2, together with the installation of lamps to these columns and new lamps to be fitted to 4no. existing 10metre high columns.
2. **WD/D/14/001249 Listed Building Consent (Deferred from previous meeting)**  
38 HIGH EAST STREET, DORCHESTER, DT1 1HN  
Grade II Listed Building and Conservation Area  
Repairs to dormer of south elevation to include renewal of lead roof covering, new lead covering to dormer cheeks and replacement of window frame. Repointing limestone masonry and brickwork to east elevation.
3. **WD/D/14/001250 Listed Building Consent**  
46 HIGH EAST STREET, DORCHESTER, DT1 1HU  
Grade II Listed Building and Conservation Area  
Replace roof covering on south facing roof slope.
4. **WD/D/14/001288 Listed Building Consent**  
COLSON HOUSE, 36 HIGH STREET FORDINGTON, DORCHESTER, DT1 1LB  
Grade II Listed Building and Conservation Area  
Reinstatement of porch canopy over existing timber brackets.
5. **WD/D/14/001007**  
50 HIGH WEST STREET, DORCHESTER, DT1 1UT  
Grade II Listed Building and Conservation Area  
Change of Use from A2 & B1 Offices to C3 Residential together with two new houses in rear courtyard.
6. **WD/D/14/001210**  
79 WEATHERBURY WAY, DORCHESTER, DT1 2EE  
Existing garage to be demolished and build two storey side extension & single storey rear and front extensions. New extensions to form new Garage, Porch, Utility, WC, Study & Extended Kitchen/Living Area to ground floor. With Master bedroom with ensuite and walk-in wardrobe to first floor extension.
7. **WD/D/14/001138**  
**WD/D/14/001139 Listed Building Consent**  
THE ROYAL OAK, 20-22 HIGH WEST STREET, DORCHESTER, DT1 1UW

Grade II Listed Building and Conservation Area

Demolition of existing modern garage, and construction of a new oak coach house structure, with associated works to boundary walls and ramp. Extending the courtyard garden over the footprint of the demolished garage, with new brick paving and decking, and relocated gates. Construction of a new bin store.

8. **WD/D/14/001315**  
**COUNTY HALL, COLLITON PARK, DORCHESTER DT1 1XJ**  
Installation of new external metal flues for replacement boiler plant within East Court car park.
9. **WD/D/14/001209**  
**69 QUEENS AVENUE, DORCHESTER, DT1 2EP**  
Two storey side extension and single storey rear extension. Side extension to form Store, Covered Porch, Utility, Extended Kitchen & Living Area to ground floor. Two bedrooms to first floor.
10. **WD/D/14/001354**  
3 ROTHESAY ROAD, DORCHESTER, DT1 2DT  
Two storey side extension.
11. **WD/D/14/001223**  
32 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES  
First floor extension to complete two storey extension which was granted planning permission 21/11/11 app no. 1/D/11/001618.
12. **WD/D/14/001360**  
2 No fascia signs, 1 No projecting sign, and 2 No awnings  
**WD/D/14/001363**  
Installation of new entrance door arrangement to shopfront. Installation of new retractable awnings.  
3 BREWERY SQUARE, DORCHESTER, DT1 1HX  
Grade II Listed Building and Conservation Area
13. **WD/D/14/001377**  
INTEGRATED PHOTOMATRIX LTD, PACEYCOMBE WAY, POUNDBURY, DORCHESTER, DT1 3SY  
Change of use of building from B1 to dual B1/B8 (storage) use with variation of condition 3 of planning approval WD/D/14/000486 to amend wording of condition and operational times.
14. **WD/D/14/001375**  
8 QUEENS AVENUE, DORCHESTER, DT1 2EW  
Conservation Area  
The proposed conversion and extension from a care home into six self-contained flats.
15. **WD/D/14/001426**  
26 TREVES ROAD, DORCHESTER, DT1 2HE  
Erect flat roofed, single storey extension.
16. **WD/D/14/001243**  
46 ST GEORGES ROAD, DORCHESTER, DT1 1PB  
Conversion of a single residence into two separate dwellings. Proposed single and double rear extension.
17. **WD/D/14/001435 Listed Building Consent**

24 HIGH EAST STREET, DORCHESTER, DT1 1EZ  
Grade II Listed Building and Conservation Area  
Fit external handrail at entrance doorway.

18. **WD/D/14/001179**  
72 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ES  
Create bay window in place of existing window of living room, on front elevation of house.
19. **WD/D/14/001338**  
21 - 23 FORDINGTON DAIRY, ATHELSTAN ROAD, DORCHESTER DT1 1FD  
Conservation Area  
Replacing all windows and doors at the property from timber to UPVC. Colour match to original Chapel Green.
20. **WD/D/14/001366**  
**WD/D/14/001367 Listed Building Consent**  
Internal refurbishment and addition of external ATM  
**WD/D/14/001369 Listed Building Consent**  
Internal refurbishment and repairs to shopfront including new fascia sign.  
3 CORNHILL, DORCHESTER, DT1 1BA  
Grade II Listed Building and Conservation Area
21. **WD/D/14/001480**  
108 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH  
Two storey extension to front & rear and new single storey extension with variation to condition 2 of allowed appeal APP/F1230/D/11/2156145 (planning application 1/D/11/000338) to allow different brick for walls.
22. **WD/D/14/001483**  
51 POUNDBURY CRESCENT, DORCHESTER, DT1 2NP  
Remove an existing outbuilding. Create 2 no. two bedroom flats with off road parking & communal refuse area.
23. **WD/D/14/001015**  
DORCHESTER A T E, SOUTH WALKS ROAD, DORCHESTER, DT1 1EA  
Conservation Area  
Installation of 1.8m entrance gates.
24. **WD/D/14/001529**  
5 WADEBRIDGE SQUARE, POUNDBURY, DORCHESTER, DT1 3AQ  
Erect single storey flat roofed rear extension.
25. **WD/D/14/001150**  
53 CAMBRIDGE ROAD, DORCHESTER, DT1 2LS  
North facing two storey extension.
26. **WD/D/14/001538**  
SOUTH WALKS HOUSE, SOUTH WALKS ROAD, DORCHESTER, DT1 1UZ  
Installation of flag pole on grass bank opposite main entrance
27. **WD/D/14/001100**  
9 COBURG ROAD, DORCHESTER, DT1 2HN  
Porch

## **Dorchester Town Council**

### **Planning and Environment Committee – 30 June 2014**

Decisions on planning applications (contrary to Dorchester Town Council's comments) and withdrawn applications etc reported at the meeting on 30 June 2014.

1. **WD/D/14/000782**

123 MONMOUTH ROAD, DORCHESTER, DT1 2DF

Single and two storey extension to end of terrace house

Planning permission approved.

Dorchester Town Council comment: Recommend refusal. The scale and mass of the proposed extension would create overdevelopment of the site and cause an adverse impact of the adjoining neighbours' amenity contrary to Policies DA5, DA6 and DA7 of the Adopted Local Plan.

2. **WD/D/14/000366**

BUILDINGS 8 AND 9, BUTTERMARKE, POUNDBURY

Change 2 No. commercial units to 2 No. 2 bed flats and 1 No. live/work unit to a 2 bed house.

(Building 8). Change first floor commercial floorspace to self-contained maisonette (Building 9).

Planning permission approved.

Dorchester Town Council comment: Recommend Refusal. The Committee were concerned that the change of use of these units would lead to retail units becoming scattered across Poundbury rather than commercial use being grouped and concentrated together in small neighbourhood centres as outlined in the Poundbury Development Brief. There was also a concern that the reduction of commercial units in this neighbourhood centre could negatively impact on the viability of the businesses already operating there.

3. **WD/D/14/000923**

1 NORTHERNHAY, DORCHESTER, DT1 1XN

Erect Conservatory to Southern Elevation (Front)

Planning permission refused: By virtue of its inappropriate siting and scale the proposed development would disrupt the symmetry of the original property and would represent an incongruous addition to dwelling that would neither preserve nor enhance the character and appearance of the Dorchester Conservation Area. As such the development is in contrary to Policies DA5, DA7 and SA21 of the Adopted West Dorset District Local Plan (2006), Policies ENV4, ENV10 and ENV12 of the Emerging West Dorset and Weymouth and Portland Local Plan and Parts 7 and 12 of the NPPF (2012).

Dorchester Town Council comment: No objection.