



Dorchester Town Council

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27 January 2016

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday 1 February 2016 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 address the Committee, please contact the Committee Clerk at least one day in advance of the meeting. 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 B. Armstrong-Marshall, C. Biggs, R. Biggs (Vice-Chairman), A. Canning, T. Harries, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter (the Mayor ex-officio), M. Rennie and D. Taylor

1. Apologies and Declarations of Interest

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 4 January 2016 (adopted by Council on 26 January 2016).

3. Minute Update Report

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

4. Planning Applications for Comment

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

5. Dorchester Transport and Environment Plan (DTEP) - High Street Loading/Unloading Traffic Regulation Order

Dorset County Council is proposing making a Traffic Regulation Order banning loading and unloading of vehicles for limited periods along a stretch of High East and High West Streets (map and details attached). The Committee is asked to comment on this proposal on behalf of the Town Council.

6. Decisions on Planning Applications and Withdrawn Applications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made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note (attached).

6. Urgent Items

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

Planning and Environment Committee – 1 February 2016

Minute Update Report

1. Minute 126/15 (5 October 2015)

Fairfield Car Park

The Deputy Town Clerk wrote to WDDC advising that the Town Council supported proposals to improve access between Weymouth Avenue and the Fairfield car park and highlighted the need for proper lighting in the car park, both measures to be implemented to improve safety in the car park. A request was also made that a review of names and signage be incorporated into any future review of Parking Strategy for Dorchester.

WDDC have responded stating that they take the matter of safety in and around car parks very seriously and are pleased to consider the issues raised. Also WDDC will shortly be consulting with the Town Council to introduce lighting to Fairfield car park and they will be bringing forward options to improve the pedestrian access point to the car park at the same time so that might be the opportunity to discuss other improvements.

2. Minute 144/15 (4 January 2016)

Bollards in New Street

DCC confirmed that a traffic tube to collect traffic data would be installed on 12 January 2016 in South Street. It would be down for at least a week and the information gathered will be presented to the Network Traffic Manager and shared with the Town Council.

DCC were also putting up some video cameras for a couple of days to see the types of vehicles that are cutting through.

3. Minute 145/15 (4 January 2016)

WDDC has extended the deadline for representations to planning applications WD/D/15/002840 and WD/D/15/002841 until 17 February 2016.

(City & Country will be holding their fourth public consultation event on 4 February 2016 from 3.00pm – 7.00pm at Dorchester Prison).

Dorchester Town Council

Planning applications to be considered by the Planning and Environment Committee on 1 February 2016

East Ward (Councillors T Harries/S Jones*/F Kent-Ledger)

1. **GATEWAY HOUSE, 1 HIGH EAST STREET, DORCHESTER, DT1 1HS**
WD/D/15/002572 Listed Building Consent
Replace the existing flat roof rooflight with 2no. new rooflights. Block in existing kitchen window & form dummy window
Dorchester Conservation Area and Grade II Listed Building

North Ward (Councillors B Armstrong-Marshall/R Biggs/A Canning/S Hosford/T Loakes/ D Taylor)

2. **RELOVED, 2 CORNHILL, DORCHESTER, DT1 1BA**
WD/D/15/002885
Change of use of first floor from Use Class A1 (Shop) to A3 (Restaurant/Cafe) (Retrospective).
Change of use of ground floor from A1 (Shop) to A3 (Restaurant/Cafe) & change of use of the basement from A1 (Shop) to A4 (Drinking Establishment) to create a cocktail bar.
Dorchester Conservation Area and Grade II Listed Building
3. **THE OLD RECTORY, SOMERLEIGH ROAD, DORCHESTER, DT1 1PD**
WD/D/15/002540
Erect 1no. new dwelling with associated garden and parking, to north of Old Rectory,
Somerleigh Road, Dorchester
Dorchester Conservation Area
4. **THE OLD RECTORY, SOMERLEIGH ROAD, DORCHESTER, DT1 1PD**
WD/D/15/002983
Minor Material Amendment to p.p WD/D/15/000427 - amendments to approved drawings
Dorchester Conservation Area
5. **WAITROSE LTD, KINGS POINT HOUSE, 5 QUEEN MOTHER SQUARE, POUNDBURY,
DORCHESTER, DT1 3BW**
WD/D/15/002966
Erection of new internally illuminated architectural letters, new internally illuminated
projecting sign, new internally illuminated Hong Kong sign, banner sign, stainless steel letters
sign
6. **OLD SHIRE HALL, HIGH WEST STREET, DORCHESTER**
WD/D/15/002979 Listed Building Consent
Revised proposal of the internal remodelling of: the western third of the building regarding
the ticketing area and shop, the sanitary facilities, the staff/volunteer area and the
cafe/servery above that and TIC area. Some amendments to doors. Improvements for: fire
escape and protection, sound insulation, ventilation and heating, provision of water, gas,

power, data and storage provision, access for maintenance. Amendments to previously proposed fire protection in rooflights to retain the character of the rooflights and the spaces they light. Works to enhance significance.

Dorchester Conservation Area and Grade I Listed Building

7. **34A HIGH WEST STREET, DORCHESTER, DT1 1UP**

WD/D/16/000038

Change of use from Office Use (Class B1(a)) to a dwellinghouse (Class C3)

This is not a planning application. The development is automatically granted planning permission by the above Order unless the local planning authority determines that prior approval is required as to – a) Transport and highway impacts of the development; b) Contamination risks on the site; c) Flooding risks on the site.

Dorchester Conservation Area and Grade II Listed Building

South Ward (Councillors C Biggs/R Potter*/M Rennie)

No applications

West Ward (Councillor T Jones)

8. **37 JAMES ROAD, DORCHESTER, DT1 2HB**

WD/D/15/002877

Rear two storey & single storey extension

9. **64 CAMBRIDGE ROAD, DORCHESTER, DT1 2JF**

WD/D/15/002933

To remove an existing poorly built garage and replace with a new two story two bedroom house

10. **PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY**

WD/D/15/002942

Construction of Building 9 for B1, B2 & B3 Use

11. **BURRATON HOUSE, 5 BURRATON SQUARE, POUNDBURY**

WD/D/15/002987

Change of use from D1 (non-residential institution) to B1 (Business)

12. **17 BUTTERMARKE T, POUNDBURY**

WD/D/15/002635

Change of use of commercial retail unit to Cafe/Delicatessen & sandwich bar (Mixed Use A1/A3) (Change of Use)

**These Councillors do not take part in the debate on planning applications due to their membership of West Dorset District Council's Development Control Committee*

Dorchester Transport and Environment Plan (DTEP)
(Making Dorchester Better)

High Street Loading / Unloading
Traffic Regulation Order No. 2066/1/187

This traffic regulation order will ban loading and unloading of vehicles in High West Street and High East Street Monday to Friday between 8am and 9am and between 4pm and 6pm. On the south side of the road the ban will extend from the junction with Alington Street to the junction with Church Street. On the north side of the road the ban will extend from the western boundary of No. 55 High West Street to the eastern boundary of No. 38 High East Street.

This loading/unloading ban is intended to improve flow of traffic at peak times and thereby reduce atmospheric pollution from stop/start and idling traffic.



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<p>Dorset County Council ENVIRONMENT AND THE ECONOMY DIRECTORATE Mike Horner Director for Environment and the Economy</p>	Project Title DORCHESTER TRANSPORT AND ENVIRONMENT PLAN		<p>Drawing Number HI1026/20/01/Orig</p> <p>Drawing Status CONSULTATION</p>
	Drawing Title HIGH WEST STREET / TRINITY STREET IMPROVEMENT TRAFFIC REGULATION ORDER		
<p>DORSET HIGHWAYS Andrew Martin Head of Dorset Highways</p>	Scale (A4 Size) 1:1000	Drawn NWT	Date 10 OCT 15

Dorchester Town Council

Planning and Environment Committee – 1 February 2016

Decisions on planning applications (contrary to Dorchester Town Council's comments)/ withdrawn applications and others of interest.

1. **TERRITORIAL ARMY, POUNDBURY ROAD, DORCHESTER, DT1 1TA**
WD/D/15/000959

Removal of existing rotting timber windows and replacement with UPVC windows

Dorchester Conservation Area

Planning Application refused by West Dorset District Council on 11 September 2015:-

Having regard to the traditional character and appearance of the building which is enhanced by its Georgian style timber windows and traditional fixings, coupled with its prominent positioning within the Dorchester Conservation Area, it is considered that this proposal, because of the plastic, reflective, thick proportions of UPVC, will harm the building's historic and traditional character and further diminish traditional features and character within the Conservation Area. As such, it is considered that this proposal will neither enhance nor preserve the special interest of the Conservation Area

Dorchester Town Council comment: No objection.

An Appeal has been lodged with the Planning Inspectorate against the Council's refusal of the above application. This is to proceed by way of written representations. All representations must be received by 26 January 2016.

2. **49 SOUTH STREET, DORCHESTER, DT1 1DW**

WD/D/15/001332 + WD/D/15/001333

Erect 1 no. 700mm non-illuminated suspended chevron, 1 no. purple gradient vinyl to internal side of glass, 1 no. directional signage, 1 no. non-illuminated A0 poster. All other signage can be removed from the description as this was covered in the previous application

Dorchester Conservation Area and Grade II Listed Building

Planning application approved by WDDC 18 January 2016.

Dorchester Town Council comment: Recommend refusal. The application is contrary to the Town Council's policy on illuminated shop signage in South Street. It is considered that all of the advertisements and the new graphics on the arched windows of the adjoining property, by reason of their modern style, modern materials and inappropriate illumination, seriously detract from the amenity of the Grade II listed building and neither preserve or enhance the character and appearance of the Dorchester Conservation Area. As such the development is considered to be unacceptable and contrary to Policies DA7, DA9, SA19, SA20 and SA21 of the West Dorset District Local Plan (2006), Policies ENV4, ENV10 and ENV14 of the Emerging West Dorset and Weymouth and Portland Local Plan and Section 12 of the NPPF (2012).