



Dorchester Town Council

Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF
Telephone: (01305) 266861

For information about this agenda contact Louise Dowell
l.dowell@dorchester-tc.gov.uk

2 November 2016

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday 7 November 2016 at 6.30pm** **(please note earlier start time).**

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 C. Biggs, R. Biggs (Vice Chairman), A. Canning, T. Harries (the Mayor ex-officio), J. Hewitt, S. Hosford (Chairman), S. Jones, T. Jones, F. Kent-Ledger, T. Loakes, R. Potter, M. Rennie and D. Taylor

1. Apologies and Declarations of Interest

It is recommended that any twin hatted Dorchester Town Council and West Dorset District Council Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

2. Dorset Highways Presentation

The Head of Dorset Highways will attend the meeting to give a presentation on Dorset Highways that will give an insight into their work and their approach to maintaining the highway network. This will be followed by a short Question and Answer session.

3. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 3 October 2016 (attached).

4. Planning Applications for Comment

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

5. Development of Dorchester's Centre

To receive the Town Clerk's report on West Dorset District Council's plans for the Development of Dorchester's Centre and to consider the Town Council's view on these plans.

6. Disabled Parking Spaces in the Town Centre

The Committee Chairman asks the Committee to consider requesting Dorset County Council and West Dorset District Council to provide data on the number of disabled parking spaces available in the town centre, both on and off street. The purpose of requesting this data will be to audit the number of spaces currently available against the spaces likely to be available following the various traffic and building projects planned in the town over the next few years which may impact on the number of such parking spaces.

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), withdrawn applications and others of note attached).

8. Urgent Items

To consider any other items that the Chairman or Town Clerk decides are urgent and that cannot wait for consideration at a future meeting.

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Agenda Item 4. - Planning applications to be considered by the Planning and Environment Committee on 7 November 2016

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

1. **16 SYDENHAM WAY, DORCHESTER, DT1 1DN - WD/D/16/002108 [Link](#)**
Erection of two storey side extension & internal remodel

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

2. **1 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE - WD/D/16/002200 [Link](#)**
Install company fascia signage & hanging sign
Dorchester Conservation Area and Grade II Listed Building
3. **30 TRINITY STREET, DORCHESTER, DT1 1TT - WD/D/16/001383 [Link](#)**
Installation of new shopfront including canopy
Dorchester Conservation Area
4. **6 NORTH SQUARE, DORCHESTER, DT1 1HY - WD/D/16/002295 [Link](#)**
Form three new window openings in East Facing Boundary Wall
Dorchester Conservation Area
5. **STRATTON HOUSE, 58-60 HIGH WEST STREET, DORCHESTER, DT1 1UT - WD/D/16/002151 [Link](#)**
Create a new opening into an existing wall to create a door giving access to a bathroom in Unit 16
Dorchester Conservation Area and Grade II Listed Building

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

6. **93 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA - WD/D/16/002122 [Link](#)**
New pitched roof to front elevation & conversion of this roof space to form master bedroom with en-suite. Remove existing flat roof to garage & form new pitched roof over existing garage & new porch. Rear flat roof extension forming living area.
7. **7 COPPER STREET, DORCHESTER, DT1 1GH - WD/D/16/002095 [Link](#)**
Main Fascia sign and projecting bus stop signs on a retail premises

West Ward (Councillors J Hewitt/T Jones)

No applications

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Agenda Item 5. - Development of Dorchester's Centre

1. Over the past 12 months, as a result of the failure to deliver the Simons project, West Dorset District Council has commissioned a retail specialist, GL Hearn, to undertake a review of options for the retail development of the Charles Street site (Alington Road Car Park, Old Market Car Park and Dorchester Community Church site) within the wider context of retail in Dorchester.
2. The GL Hearn report was received at WDDC's Executive on 13 September 2016 and is available on DorsetForYou:
<http://moderngovdcp.dorsetforyou.gov.uk/documents/s1626/Development%20of%20Dorchester%20Centre.pdf>

As a result of the report the Executive resolved to carry out additional work:

- a) The soft market testing of 2 new options for development of the site:
 - i) A food store of c. 3,700m² on the western part of the site with an undercroft or deck to provide replacement parking, probably with a net loss of parking;
 - ii) Up to 3 large format retail stores totalling c. 5,500m² on the western part of the site, again with a net loss of parking.
 - b) A peer review of the existing archaeology studies to remove uncertainty and risk associated with future options for works.
 - c) An updated retail capacity study to replace the out of date 2010 study that underpinned the GL Hearn report. This work was already planned for 2017.
 - d) Once these three pieces of work are concluded, the development of a Town Centre Strategy with a far wider remit, possibly including town branding and marketing, public realm, parking and traffic and links within the town.
3. The Committee may wish to
 - request that an officer from WDDC attend Committee to provide information about the outcomes of a) to c) above; and/or
 - welcome West Dorset District Council's interest in pursuing a Town Centre Strategy for the town and request that, given initiatives already underway at the Town Council, discussions take place regarding the development and implementation of the Strategy

Adrian Stuart
Town Clerk

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Agenda Item 7. - Decisions on planning applications (contrary to Dorchester Town Council's comments)/withdrawn applications and others of interest.

1. **33 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/16/001505**
Erect single storey lean-to extension to front to form extended kitchen with pitched roof porch
Application refused by WDDC 27 September 2016: The proposed development by reason of its external appearance and projection from the main front wall of the house would result in an unduly prominent and dominant structure when seen from the footpath at the front of the house and would therefore detract from the character of the existing terrace of which the dwelling forms a part. It would therefore be contrary to Policies ENV 10 and ENV 12 of the adopted West Dorset and Weymouth & Portland Local Plan adopted 2015 and the thrust of design guidance as set out in the National Planning Policy Framework.
DTC comment 5 September 2016: No objection
2. **35 EDDISON AVENUE, DORCHESTER, DT1 1NX - WD/D/16/001506**
Erect single storey lean-to extension forming extended kitchen/wc to front with pitched roof porch
Application refused by WDDC 27 September 2016: See 1. Above.
DTC comment 5 September 2016: No objection
3. **HM PRISON DORCHESTER, NORTH SQUARE, DORCHESTER, DT1 1JD - WD/D/15/002840**
Change of use of the Main Cell blocks and Gatehouse to residential accommodation (use class C3) (60 Units) with an Interpretation space in the Gatehouse 48 sq m. Construction of new residential blocks and residential terrace (use class C3) (129 units) and associated landscaping and car parking. Demolition of a number of non-listed buildings. Alterations to a public realm and highways in North Square and The Bow.
An Appeal has been lodged with the Planning Inspectorate against West Dorset District Council's refusal of the above application. This is to proceed by way of an inquiry. All representations must be received by 25 November 2016.
4. **LAND ADJACENT TO 13-15 CASTLE CLOSE, DORCHESTER, DT1 2JE - WD/D/16/001455**
Development of four, 1 bedroomed flats with parking and amenity space within corner garden plot of 13/15 Castle Close, Dorchester
Application approved by WDDC's Planning Committee on 20 October 2016
DTC comment 1 August 2016: No objection, however, the Committee were disappointed that the proposal did not provide for any on site parking for the two existing properties and this would intensify on street parking in Castle Close.
5. **12 BUTTERMARKET, POUNDBURY, DORCHESTER, DT1 3AZ - WD/D/16/001178**
Change of use from office and retail to D1 use - healthcare for a private chiropody/podiatry practice and associated healthcare professions. Installation of partition walls to create 3 treatment rooms, a staff/storage room, waiting room and disabled access public toilet.
This application has been withdrawn from the planning register.

6. **7 LOUISE ROAD, DORCHESTER, DT1 2LT - WD/D/16/002004**

Erection of a two-storey rear extension, front single-storey porch and conversion of a side hipped roof to a gable construction

This application has been withdrawn from the planning register.

DTC comment 3 October 2016: Recommend refusal. This proposal, by reason of its mass, scale, and bulk, would be out of scale and proportion with the existing property, appearing unduly dominant and prominent when viewed from the rear and would represent overdevelopment of the site. Furthermore, having regard to the height, mass and scale, the proposed extension would be unduly prominent, overbearing and dominant when viewed from the rear of neighbouring properties. The resultant overshadowing and oppressive impact of the extension would thus be detrimental to the residential amenities of both neighbouring occupiers and, therefore, this proposal is considered to be detrimental to the residential amenity of the area. As such the proposal is considered to be contrary to policies ENV12 and ENV16 of the West Dorset, Weymouth and Portland Local Plan and Sections 7 and 12 of the National Planning Policy Framework.