

Dorchester Town Council

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1 February 2017

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester on Monday 6 February 2017 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 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. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 3 January 2017 (adopted by Council on 24 January 2017).

http://www.dorchester-tc.gov.uk/docs/planning/minutes/170103_Minutes.pdf

3. Development of Dorchester's Centre

Stephen Hill, Strategic Director, West Dorset District Council will be attending the meeting to update the Committee on the proposals for the development of Dorchester's Centre that will be reported to WDDC's Executive on 9 February 2017.

4. Planning Applications for Comment

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

5. Proposed Definitive Map Modification Order – Antelope Walk

Under the Wildlife and Countryside Act, Dorset County Council is required to maintain a “definitive map and statement of rights of way”. DCC is also required by the Act to keep the map and statement under continuous review and to modify them if there is evidence that they are incorrect. Following a Highways Search arising from the anticipated sale of a property, DCC have become aware of a drafting error on the definitive map. In order to address this anomaly, DCC are considering a proposal to modify the definitive map and statement of rights of way by correcting the recorded route of part of Footpath 5, Dorchester at Antelope Walk (map attached).

The Town Council is asked for any comments, based on evidence, with regards to this proposed change.

6. Illuminated Shop Signage Policy

Following comments made at West Dorset District Council’s Planning Committee about the Town Council’s Internally Illuminated Shop Signage Policy, the Planning and Environment Committee agreed on 3 January 2017 to consider the Council’s policy further. Background report attached.

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.

Dorchester Town Council

Agenda Item 4. - Planning applications to be considered by the Planning and Environment Committee on 6 February 2017

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

1. **FLAX FACTORY, ST GEORGES ROAD, DORCHESTER, DT1 1PE - WD/D/16/002781 [Link](#)**
Outline application for the erection of 8 no. dwellings

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

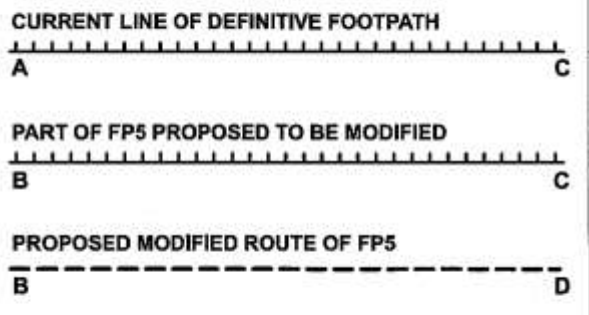
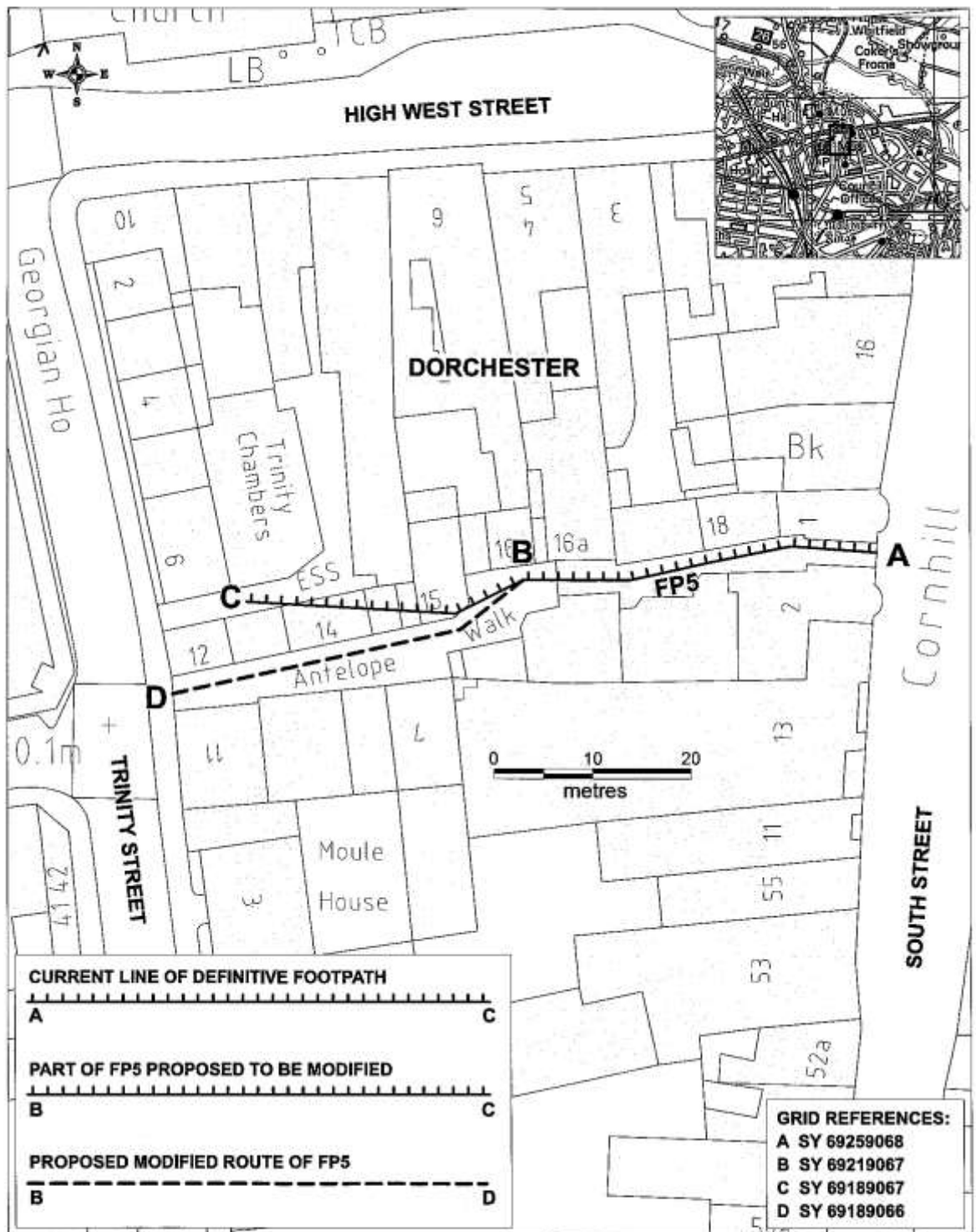
2. **8 SOUTH STREET, DORCHESTER, DT1 1BL - WD/D/16/002528 + WD/D/16/002530 [Link](#)**
Erect single storey flat roof rear /side in-fill extension
Dorchester Conservation Area and Grade II Listed Building
3. **1 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE - WD/D/16/002706 [Link](#)**
Erect company fascia signage & hanging sign
Dorchester Conservation Area and Grade II Listed Building
4. **1 HAMSLADE GREEN, POUNDBURY, DORCHESTER, DT1 3DP - WD/D/16/002826 [Link](#)**
Extend height of existing garage
5. **6 SOUTH TERRACE, SOUTH STREET, DORCHESTER, DT1 1DE - WD/D/17/000045 + WD/D/17/000046 [Link](#)**
Conversion of upper floors from offices to 3 no self contained flats
Dorchester Conservation Area and Grade II Listed Building

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

6. **6 MELLSTOCK AVENUE, DORCHESTER, DT1 2BE - WD/D/16/002630 [Link](#)**
Erect main entrance porch and two storey rear extension
7. **5 LEGION CLOSE, DORCHESTER, DT1 2RQ - WD/D/17/000021 [Link](#)**
Erect rear 2 storey extension

West Ward (Councillors J Hewitt/T Jones)

8. **70 COBURG ROAD, DORCHESTER, DT1 2HR - WD/D/16/002779 [Link](#)**
Extend dropped kerb
9. **11 CLARENCE ROAD, DORCHESTER, DT1 2HF - WD/D/16/002877 [Link](#)**
Erect Single storey kitchen extension
10. **19 LOUISE ROAD, DORCHESTER, DT1 2LT + WD/D/16/002903 [Link](#)**
Single storey flat roof side extension forming living area & porch
11. **13 GARFIELD AVENUE, DORCHESTER, DT1 2EY - WD/D/17/000059 [Link](#)**
Erect Two Storey Extension to incorporate through floor lift



GRID REFERENCES:
 A SY 69259068
 B SY 69219067
 C SY 69189067
 D SY 69189066

WILDLIFE AND COUNTRYSIDE ACT 1981
 PROPOSED DEFINITIVE MAP MODIFICATION ORDER
 FOOTPATH NO. 5, (ANTELOPE WALK)
 DORCHESTER T549
 THIS MAP IS NOT DEFINITIVE AND HAS NO LEGAL STATUS

Ref: 16/22
 Date: 19/12/2016
 Scale 1:500
 Drawn By: EB
 Cent X: 369213
 Cent Y: 90676

GEOGRAPHICAL INFORMATION SYSTEMS

Dorset County Council
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Dorchester Town Council
Planning and Environment Committee – 6 February 2017
Agenda Item 6. - Illuminated Shop Signage Policy

The Policy was last reviewed in November/December 2013 (original report below for information) and at that time it was recommended by the Committee and agreed by Council:

‘That the Council’s current Internally Illuminated Shop Signage Policy be retained for South Street, High West and High East Streets and that the Council’s Planning and Environment Committee considers all other planning applications that include the provision of internally illuminated signage on their merits, based on material planning considerations and using Policy ENV 14, in the Draft Local Plan, as guidance.’

Since that time the Weymouth & Portland and West Dorset Local Plan has been approved and Policy ENV 14 Shop Fronts and Advertisements now reads:

- i) High quality design and materials in shop front development are encouraged. Proposals for new or replacement shop fronts, including associated features such as shutters, canopies, awnings, grilles, advertisements and means of illumination, will normally be permitted if:
 - they are compatible with and respect the character, appearance and scale of the building, and do not result in the loss of historic fabric in the case of a heritage asset;
 - they are compatible with and respect the building’s surroundings in terms of size, proportions, form, design, materials, and use of colour and level of illumination;
 - any security shutters are designed as open grilles or are placed behind the window and their housing box is set behind the existing fascia; and
 - any advertisement associated with the shop front does not visually dominate the individual building or street scene.
- ii) Decisions controlling advertisements will be made with regard to amenity (including its impact on the local landscape, wildlife and historic character) and public safety (including its impact on road safety).

Report to Planning and Environment Committee – 4 November 2013
Internally Illuminated Shop Signage Policy

Introduction

Following recent consideration of a number of planning applications where the Town Council has been required to submit objections to the local planning authority, purely due to a policy restriction (Internally Illuminated Shop Signage Policy), members of the Planning and Environment Committee decided, at the meeting on 1 July 2013, that this policy should be reviewed.

Recommendation

That the Council’s current Internally Illuminated Shop Signage Policy be withdrawn and that the Council’s Planning and Environment Committee now considers all planning applications that include the provision of internally illuminated signage on their merits, based on material planning considerations and using Policy ENV 14, in the Draft Local Plan, as guidance.

Background

Historically, the Town Council has, as a matter of policy, objected to all planning applications that include the provision of internally illuminated signage in Conservation Areas. This Policy was adopted many years ago and does not appear to have been updated at any stage.

More recently, the Planning and Environment Committee has been in a position where, as a result of this policy, it has been required to object to individual planning applications when members of the Committee have considered that some applications deserved the support of the Town Council.

As a result of this, the Planning and Environment Committee considered that the Policy may now be outdated and should to be reviewed.

Key Issues

There have been significant changes to the Town and to both national and local planning policy since the Council adopted the Internally Illuminated Shop Signage Policy and it would seem to be timely to update the Council's policy position

The National Planning Policy Framework (NPPF) came into force in 2012 and this gives guidance on ensuring the vitality of town centres including several references to achieving high quality development, through Local Plans, without being unnecessarily prescriptive.

The draft Local Plan includes a section regarding Shop Fronts and Advertisements and has a new policy covering this:

Chapter 2

2.5.25 Shop fronts and advertisements are essential to commercial activities. They affect the appearance of the building or area, and can contribute positively to the street scene. However they can also have an adverse impact if they are visually intrusive through their design, colour, materials and/or degree of illumination. Their impacts can be particularly noticeable in historic settlements, and in the countryside. The cumulative impact of such development will also be considered.

ENV 14 SHOP FRONTS AND ADVERTISEMENTS

- i) High quality design and materials in shop front development are encouraged. Proposals for new or replacement shop fronts, including associated features such as shutters, canopies, awnings, grilles, advertisements and means of illumination, will normally be permitted if:-
 - They are compatible with and respect the character, appearance and scale of the building, and do not result in the loss of historic fabric in the case of a heritage asset
 - They are compatible with and respect the building's surroundings in terms of size, proportions, form, design, materials and use of colour
 - Any security shutters are designed as open grilles or are placed behind the window and their housing box is set behind the existing fascia
 - Any advertisement associated with the shop front does not visually dominate the individual building or street scene
- ii) Decisions regarding advertisements will be made with regard to amenity (Including its impact on the local landscape and historic character) and public safety (including its impact on road safety).'

This new policy has received few objections through the consultation process on the Local Plan and is considered to be broadly in line with the NPPF and therefore West Dorset District Council, as the local planning authority, currently accords it significant weight in its decision making.

It is anticipated that the draft Local Plan will be examined in public by an independent Planning Inspector later this year and if the Plan is found 'sound', the Local Plan could be adopted in early 2014.

Within the Council's Corporate Plan 2012-2013, the Council's policies relating to Planning and Environment are:

- To adopt a sensitive and constructive approach to development proposals which are put to the Council for comment and, in particular, to take into account all possible implications for the townspeople as a whole or particular groups.
- To seek to ensure that proposed developments are appropriate to the size and character of the town, that any potential benefits to the town are maximised and that all developments take account of the principles of sustainable development.
- To try to minimise the number of features arising from developments which appear to be out of character with the history and appearance of the town.

Also detailed in the Corporate Plan is the priority task for the Council to continue to respond constructively to invitations on planning applications and other matters and by considering each individual planning application on its merits and using Policy ENV 14 in the draft Local Plan as guidance, the Town Council will be meeting this target as well as satisfying the Council's policies detailed above.

Louise Dowell, Clerk to the Planning and Environment Committee

Dorchester Town Council
Planning and Environment Committee – 6 February 2017

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

1. 15 ALINGTON ROAD, DORCHESTER, DT1 1NS - WD/D/16/002597

Single off road parking space with dropped kerb.

WDDC advise that this application has been withdrawn from the planning register.

2. HM PRISON DORCHESTER, NORTH SQUARE, DORCHESTER, DT1 1JD

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.

At a meeting of the West Dorset District Council Planning Committee on 22 December 2016, the

Committee considered a report with regards to the prospects for continuing to defend the second reason for refusal on the decision notice. At the meeting it was resolved that the Council would not continue to defend the second reason (*see below) for refusal relating to the impact of the development on the setting of the prison building. The Council will continue to put forward a case to the inquiry with respect to the first reason for refusal relating to the impact on properties on North Square. The inquiry starts on 21 February 2017 at WDDC's offices.

*Second reason for refusal: The proposed design of the new build elements within the walled section of the former Prison, would have a negative impact on the setting and character of the former Victorian prison buildings by reason of scale height and position relative to the existing buildings being retained and the proposal would therefore be out of keeping with the setting of this part of the Conservation Area and thus contrary to Policy ENV12 of the adopted Local Plan.