



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

1 March 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 March 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 6 February 2017 (attached).

http://www.dorchester-tc.gov.uk/docs/planning/minutes/170206_Minutes.pdf

3. Dorset Highways Presentation

Andrew Martin, Head of Highways, Dorset County Council will attend the meeting to give Members an update on developments within Dorset Highways.

4. Minute Update Report

To receive the Minute Update Report.

5. Planning Applications for Comment

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

6. West Dorset District Council Review of the Local Plan

To receive an update report from the Town Clerk.

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 Decisions on Planning Applications and Withdrawn Applications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.

9. Public Bodies (Admission to Meetings) Act 1960

To resolve "That in view of the fact that publicity would be prejudicial to the public interest by reason of the confidential nature of the following matters the public and representatives of the press be excluded from this meeting during their discussion".

10. Allocation of s106 Recreation Monies by West Dorset District Council

To receive a report by the Town Clerk on the recommendations of the Member Panel for the allocation of s106 monies by WDDC in advance of this being reported to their Executive on 14 March 2017 (Confidential Report).

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Agenda Item 4. - Minute Update Report

1. Minute 144/15 (4 January 2016)

Parking Issues

The Inspector of Ancient Monuments, Historic England has provided a further update on the situation regarding the installation of solar lighting in Wollaston Field car park:

‘Resolving the issue of the Wollaston Car Park solar lighting columns has been held up by the difficulty of locating the relevant records of the archaeological excavations there in the 1980s. However, these have recently been located by an archaeologist undertaking a review of archaeological remains in central Dorchester. The Inspector is currently looking into how best to identify the specific archaeological record drawings for the southern area of the car park, and then the task will be to tie the archaeological levels in those early drawings with the current ground levels in the car park. This is a complex issue as the ground levels have since been changed by varying amounts, but without any record being made.

The Inspector has also been discussing the question of lighting provision at the car park with David Brown, Heads of Assets and Infrastructure at WDDC. The information on the archaeological levels will provide the basis for a strategy for lighting here, (including the solar-powered columns) and any other ground works for drainage, signs etc. This will enable to question of whether the solar lighting columns should be removed.

There is still some way to go due to the question of the archaeological records and also because the issue of lighting in the car park involves questions of public safety as well as archaeology and conservation. He will keep the Town Council updated on progress.’

Dorchester Town Council

Agenda Item 5. - Planning applications to be considered by the Planning and Environment Committee on 6 March 2017

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

1. **6 GATCOMBE CLOSE, DORCHESTER, DT1 2AW - WD/D/17/000203 [Link](#)**
Garage and first floor bedroom side extension
2. **15 ALINGTON ROAD, DORCHESTER, DT1 1NS - WD/D/17/000240 [Link](#)**
Single off road parking space with dropped kerb (Resubmission)
3. **7 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/17/000279 [Link](#)**
Change of use from chiropractic clinic (use class D1) to single dwelling
Dorchester Conservation Area
4. **22 ICEN WAY, DORCHESTER, DT1 1ER - WD/D/17/000300 [Link](#)**
Form new vehicular access and hard standing (off road parking)
Dorchester Conservation Area
5. **UNIT 4, LAKESIDE INDUSTRIAL ESTATE, ST GEORGES ROAD, DORCHESTER, DT1 1PE - WD/D/17/000253 [Link](#)**
Erect single storey extension

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

6. **49 SOUTH STREET, DORCHESTER, DT1 1DW - WD/D/17/000196 + WD/D/17/000197 [Link](#)**
Replacement of 2no. of external ATM & alterations to ATM apertures
7. **THE BOROUGH GARDENS, CORNWALL ROAD, DORCHESTER - WD/D/17/000259 [Link](#)**
Adaption of The Old Bowling Green to provide 2 No. additional all weather tennis courts
8. **65-66 HIGH WEST STREET, DORCHESTER, DT1 1XA - WD/D/16/002934 + WD/D/17/000483 [Link](#)**
Refurbishment, re-configuring and extension of the existing Dorset County Museum, installation of new shopfront and demolition of un-listed buildings
Dorchester Conservation Area and Grade II Listed Building

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

9. **29 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY - WD/D/17/000098 [Link](#)**
Erect a new home office, including visitors bedroom, in garden
10. **81 SOUTH COURT AVENUE, DORCHESTER, DT1 2DA - WD/D/17/000171 [Link](#)**
Construction of a new Porch
11. **LAND ADJACENT PARKING AREA, ALFRED ROAD, DORCHESTER - WD/D/17/000247 [Link](#)**
Erection of a new cottage on land adjacent to the shared parking area, at the end of Alfred Road, Dorchester

12. **72 CELTIC CRESCENT, DORCHESTER, DT1 2TB - WD/D/17/000362 [Link](#)**
Two storey side extension & porch

West Ward (Councillors J Hewitt/T Jones)

13. **C W MOTORCYCLES, UNIT 11, GREAT WESTERN INDUSTRIAL ESTATE, DORCHESTER, DT1 1RD - WD/D/17/000206 [Link](#)**
Installation of 3 no. wall mounted aluminium canopies
14. **10 CLARENCE ROAD, DORCHESTER, DT1 2HF - WD/D/17/000242 [Link](#)**
Erect entrance porch
15. **12 BUTTERMARKE T, POUNDBURY, DORCHESTER, DT1 3AZ - WD/D/17/000254 [Link](#)**
Change of use from office and retail to D1 - healthcare for a private chiropractic practice and associated healthcare professions. Installation of partition walls to create 1 consultation room.

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Agenda Item 6. West Dorset District Council Review of the Local Plan

1. West Dorset District Council has formally started its review consultation exercise, with our submission needing to be submitted by Tuesday 4 April 2017 (the day after the next Planning and Environment Committee).
2. Following the resolution of the last Committee meeting, representatives of a Member Panel conducted a short exercise to appoint a specialist advisor as quickly as possible. Four providers were invited to submit proposals, with Feria Urbanism being selected, in part due to their past experience and their ability to bring fresh eyes to the review process.
3. An initial scoping meeting was held on 27 February 2017 with the following outcomes: -
 - A timetable was established as follows
 - Prior to Monday 13 March 2017 – Feria Urbanism will prepare material to help collect views of stakeholders and Councillors;
 - Monday 13 March 2017 – meetings individually with stakeholders followed by an evening meeting with Councillors to establish the preferred direction for growth around the town and the key points for inclusion in the Town Councils consultation response;
 - From Tuesday 14 March to Monday 27 March 2017 – Feria Urbanism to draft submission with a planning case in support of preferred option(s);
 - Monday 27 March 2017 – evening meeting with Councillors to review/revise draft;
 - Monday 3 April 2017 – formal adoption of Town Council position at Planning and Environment Committee.

Key stakeholders were identified as:

- Dorchester Civic Society
- Magna Housing Association, for views on long term strategy for affordable housing delivery
- Charminster and Stinsford Parish Councils, where WDDC have identified potential new sites for development

Feria Urbanism also took the opportunity to visit WDDC's consultation event at South Walks House on that day.

4. Feria Urbanism will attend meetings with stakeholders on 13 March and will then run a workshop from 6.00pm – 8.30pm for Members only. The Chairman has explained that, with limited time available, this represents the best opportunity for members to get their points across. If you can only attend for part of the evening it will still be valuable to get your views.
5. A second meeting from 6.00-8.30pm on 27 March will review how Feria Urbanism have interpreted the feedback you have provided and check that the draft they will write is fit for purpose. Amendments will be made on 27 March for final submission and approval at the next formal Committee meeting on 6 March.

Adrian Stuart
Town Clerk

Dorchester Town Council

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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. 3 DARTMEET COURT, POUNDBURY, DORCHESTER, DT1 3SH - WD/D/16/002650

Rear single storey lean to extension forming living area with wood burner. Part conversion of garage to self contained annexe.

Planning application approved by WDDC on 30 January 2017.

DTC comment 3 January 2017: Recommend refusal. The Committee considered that this proposal was against the spirit of the original Poundbury Development Brief (Supplementary Planning Document) and would cause the loss of a potential work space and garage. The scale of the building would no longer reflect the purpose for which it was originally proposed and therefore would be contrary to Policy ENV. 12 of the Weymouth & Portland and West Dorset Local Plan. If the application was to be approved, the Committee requested that a planning condition be added restricting the occupation of the building for purposes which form an integral part of the planning unit known as 3 Dartmeet Court.

2. AGRICULTURE HOUSE, ACLAND ROAD, DORCHESTER, DT1 1EF - WD/D/16/002407

Demolition of load bearing walls and alterations to form an open plan office

This planning application has been withdrawn from the planning register.

3. 1 HAMSLADE GREEN, POUNDBURY, DORCHESTER, DT1 3DP - WD/D/16/002826

Extend height of existing garage

This planning application has been withdrawn from the planning register.

4. 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.

The public enquiry, scheduled for 21 February 2017, for the above planning application was cancelled as the appeal was withdrawn.