



Dorchester Town Council

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31 January 2018

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on 5 February 2018 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, J. Hewitt, S. Hosford (the Mayor ex-officio), S. 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 8 January 2018 (adopted by Council on 30 January 2018).

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. West Dorset District Council's Planning Process

To discuss WDDC's decision to adopt a site notices only policy for planning applications from January 2018 (details of this were given in the Planning Issues report presented to the Committee on 8 January 2018) and to receive an update from a West Dorset District Councillor on a possible scrutiny review of planning.

6. Planning Issues to Note

To note any planning related issues including decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others (attached).

7. 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 3. Minute Update Report

1. **Minute 45/17 Herringston Road Kerb Stones (8 January 2018)**

The Outdoor Services Manager has been requested to install the signs in Herringston Road.

2. **Minute 47/17 Local Plan Review – Next Steps (8 January 2018)**

i) The Town Clerk will be putting an item regarding the North Dorchester proposals in the next Council Newsletter.

ii) Representatives of Charminster and Stinsford Parish Councils have been invited to attend a meeting with Dorchester Town Council representatives to discuss each council's current views on the North Dorchester Consortium's proposals and to consider if there is scope for future joint working in response to this. The Committee Clerk will provide an update at the meeting.

3. **Minute 48/17 Request for Pedestrian Access Improvements (8 January 2018)**

DCC has been informed of the Town Council's request for a number of dropped kerbs in the old Poundbury area and this will be considered against their remaining budget for 2017/18. DCC has also been requested to paint white access protection markings where the dropped kerb already exists on the south pavement of the junction of Poundbury Road and the entrance to Poundbury West Industrial Estate (opposite Wessex FM).

4. **Minute 49/17 No 5 Bus Service (8 January 2018)**

Response from Councillor Daryl Turner, DCC Portfolio Holder for the Built and Natural Environment:

'The decision to withdraw this service was made, as you point out, by First Wessex, DCC was not made aware until the De-registration was laid.

I have already stated, publicly, at the last DCC Cabinet meeting that under the current strategy there is no funding available for subsidizing this Service. The response was to a Question from Cllr Ireland in early December.

DCC are able to help facilitate Community Transport Schemes through our "Community Transport toolkit" & Officer engagement, working with Parish Councils with Local & County Members.

DCC Councillors have been made aware of this scheme for many months now & I hope Members have been engaged using the toolkit & examples from very successful solutions found & implemented from the first phase a year ago, in a number of communities.

Please let me know if we can help further in the implementation of a Community Scheme.

I would also add that a Scrutiny Inquiry Day is being held in February looking at issues such as this & other Transport related matters, again Cllr Ireland is aware.

I can understand your frustration however a number of excellent Community led schemes have been created in Dorset & I hope collaboration between Councils is successful.'

Since receiving this response, further information (originating from Damory Coaches) has been forwarded from DC Councillor Nick Ireland:

'Following analysis of the data supplied by First and some of our own observations I can now confirm that we intend to operate an experimental service throughout the day on the current service 5 routing. This will provide a range of journeys between approximately 0800 and 1800, including school holidays, and will include peak time journeys between Crossways and Dorchester at times suitable for commuters as well as daytime journeys throughout the whole service 5 route. This service will initially be experimental until September.'

This information has been confirmed by DCC's Dorset Travel Team Manager and the service will start on 22 January 2018.

The full timetable is available at

[https://assets.goaheadbus.com/media/timetable_pdf/preview_web-tt_0118_damory_route5 - new_press.pdf](https://assets.goaheadbus.com/media/timetable_pdf/preview_web-tt_0118_damory_route5_-_new_press.pdf)

5. **Minute 51/17 Urgent Item (8 January 2018)**

The Town Council's response to the Bournemouth, Dorset and Poole Pre-Submission Draft Waste Plan has been resubmitted to DCC together with additional comments made by the Planning and Environment Committee.

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Agenda Item 4. Planning Applications for Comment

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

1. **17 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/17/002878 [Link](#)**
Proposed new two-storey extension / modification to existing flat roof.
Dorchester Conservation Area
2. **41 ACKERMAN ROAD, DORCHESTER, DT1 1NZ - WD/D/17/002817 [Link](#)**
Demolish wall and erect a 6ft fence.
3. **6 CAME VIEW ROAD, DORCHESTER, DT1 2AE - WD/D/17/003006**
Erection of a two storey side extension and single storey rear extension

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

4. **NORTHERN QUADRANT, PEVERELL AVENUE EAST, POUNDBURY - WD/D/17/002790 [Link](#)**
Application for approval of reserved matters for Access, Appearance, Landscaping, Layout and Scale in relation to Outline approval 1/D/09/001363: Erection of 49 residential dwellings together with associated garages.
5. **SHIRE HALL, HIGH WEST STREET, DORCHESTER, DT1 1UY - WD/D/17/002838 [Link](#)**
Display of 2 no. non-illuminated hanging signs from facade of the building; 1 no. non-illuminated lettering fascia above the main door saying 'Shire Hall' and 1 no. non-illuminated sign beside the door noting opening times.
Dorchester Conservation Area and Grade I Listed Building
6. **11 STRATTON HOUSE, 59-60 HIGH WEST STREET, DORCHESTER, DT1 1UY - WD/D/17/002977 + WD/D/17/002978**
Installation of air conditioning unit to external wall of flat at roof level
Dorchester Conservation Area and Grade I Listed Building
7. **8 BRIDPORT ROAD, DORCHESTER, DT1 1RS - WD/D/17/002783 [Link](#)**
Demolition of existing rear utility room and erection of new single storey rear extension
Dorchester Conservation Area
8. **CHURCH COTTAGE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG - WD/D/18/000002 [Link](#)**
Replace Cement Tiles with Slate
Dorchester Conservation Area and Grade II Listed Building
9. **1 BENNETTS COURT, 6 COLLITON STREET, DORCHESTER, DT1 1XH - WD/D/17/002887 [Link](#)**
Install Velux roof window in south elevation roof
Dorchester Conservation Area
10. **32 HIGH WEST STREET, DORCHESTER, DT1 1UP - WD/D/17/002087 + WD/D/17/002128 [Link](#)**
External wall mounted internally illuminated sign
Dorchester Conservation Area and Grade II Listed Building

11. **MARION DUNLOP HOUSE, 8 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW - WD/D/17/002943 [Link](#)**

Erection of 1no.non-illuminated aluminium hoarding sign
Dorchester Conservation Area

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

12. **48 SOUTH COURT AVENUE, DORCHESTER, DT1 2BZ - WD/D/17/002994 [Link](#)**

Erection of a single storey rear extension

13. **5 HERRINGSTON ROAD, DORCHESTER, DT1 2BS - WD/D/17/002979 [Link](#)**

Erection of first floor extensions

14. **42 ROTHESAY ROAD, DORCHESTER, DT1 2DX - WD/D/17/002834 [Link](#)**

Replace existing flat roof with new pitched roof and create two new first floor windows

15. **15 GROSVENOR CRESCENT, DORCHESTER, DT1 2BA - WD/D/17/003005 [Link](#)**

Demolition of conservatory, lobby and store and erect a single storey extension

West Ward (Councillor J Hewitt)

16. **38 GARFIELD AVENUE, DORCHESTER, DT1 2EZ - WD/D/17/002983 [Link](#)**

Erection of a single storey side extension

17. **51 JAMES ROAD, DORCHESTER, DT1 2HB - WD/D/17/002984 [Link](#)**

Erection of a two storey rear extension and construction of driveway

18. **2 OLGA ROAD, DORCHESTER, DT1 2LX - WD/D/17/003019 [Link](#)**

Erection of first floor rear extension

Dorchester Conservation Area

19. **31 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF - WD/D/17/002926 [Link](#)**

Change of use from A1 use (retail) to D2 use (solarium) including internal & external works
Dorchester Conservation Area

20. **30 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ER - WD/D/17/002939 [Link](#)**

Redevelopment of site to provide facilities for the modernisation of mental health services, including partial demolition of existing building and new build extension (variation of condition 3 of planning permission 1/D/09/000167 to amend surface finish of parking spaces 1-7 inclusive)

21. **10 MAUD ROAD, DORCHESTER, DT1 2LW - WD/D/17/002962**

Change of use of a former Post Office(A1) to residential (C3A)

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Agenda Item 6. Planning Issues to Note

1. TESCO STORES LTD, WEYMOUTH AVENUE, DORCHESTER, DT1 2RY - WD/D/17/002351 + WD/D/17/002352

Erect Timpson Dry Cleaning unit to hard standing area adjacent to car park in front of store, Installation of associated advertisements.

DTC Planning and Environment Committee comments 3 February 2014 and 6 November 2017: Recommend refusal.

Application refused by WDDC's Planning Committee on 18 January 2018:

The proposed unit by reason of the siting, design and materials, would not make a positive contribution to the architectural and visual quality of the adjacent store and would have an adverse impact on the character and appearance of the area and pedestrian access and would therefore be contrary to Policy ENV10 and ENV12 of the West Dorset, Weymouth and Portland Local Plan (Adopted 2015).