

Dorchester Town Council
Planning and Environment Committee

2 November 2015

Present: Councillors R. Biggs, T. Harries, S. Hosford (Chair), S. Jones, T. Loakes and R. Potter

Apologies: Councillors B Armstrong-Marshall, C. Biggs, A. Canning, M. Rennie and D. Taylor

Also Present: Councillor A. Chisholm

129. Minutes

The Minutes of the meeting of the Committee held on 5 October 2015 were confirmed and signed by the Chairman as a correct record.

Councillors confirmed that in relation to Minute 128 (3)/15, they would like the appropriate DCC officer to attend a future committee meeting to discuss the issues in Lubbecke Way.

130. Minute Update Report

The Clerk to the committee reported that a planning application had now been submitted for the repositioning of the statue on the White Hart site.

Resolved

That the Minute Update report be noted.

131. West Dorset District Council Planning

The Chairman welcomed Stephen Hill, Strategic Director of Environment and Jean Marshall, Head of Planning (Development Management and Building Control) from West Dorset District Council.

The officers gave a summary of their roles and responsibilities in the new Dorset Councils' Partnership and answered questions from Councillors.

The main points discussed included:

- A new 'Masterplan' for Dorchester – WDDC would now be carrying out further work on housing numbers through the Local Plan and this might lead to a Masterplan. The Town Council was keen to be involved in this at an early stage;
- The lack of affordable housing being built remained a concern – note was made of Government initiatives and the limitations on funding streams for housing providers. The new Housing Bill should provide more clarity and certainty in future.
- Viability of developments was becoming an increasing issue – however WDDC did still have a requirement for 35% affordable housing;
- The benefits or otherwise of having a Neighbourhood Plan – this would involve a huge amount of time and effort and it could be limited by the Local Plan. However, it was seen to be a good community exercise;
- An update was given on the current timescales of processing new planning

applications. Backlogs and delays were being reduced and new staff were undergoing training. Other improvements were in hand including reviewing computer systems.

Comments were also made about committee site visits, development in Conservation Areas, the Community Infrastructure Levy and officer delegated decisions.

There was discussion about the development of the Prison Site and the consultation process. Councillors considered that having a 3D model of the development would be very useful in visualising and interpreting the plans. Officers agreed that this could be useful but it was not a requirement of the planning application. However the developer's co-operation in this could be sought.

The Chairman thanked the officers for attending the meeting and they offered to attend again if future if needed.

132. Planning Applications

As members of West Dorset District Council's Development Control Committee, Councillors S. Jones and Potter did not participate in this agenda item.

Two local residents addressed the Committee expressing their concerns about privacy, parking and overdevelopment related to planning application WD/D/15/000299.

The Committee considered the planning applications referred to the Council for comment by West Dorset District Council and Dorset County Council.

Resolved

That West Dorset District Council and Dorset County Council be notified of the comments agreed on the various planning applications as set out at Appendix 1 to these minutes.

133. The Thomas Hardy School: Admission Arrangements Consultation 2017/18

The Committee considered the proposal by the Thomas Hardy School to reduce its admission number to 450 and the Clerk read out a letter from the Chairman of the School's Governing Body giving answers to questions raised by the Committee at their previous meeting. This letter gave assurance that projected numbers and the school's admission number would be reviewed on a regular basis to ensure that children from Dorchester were able to attend the Thomas Hardy School.

Resolved

That Dorset County Council be advised that the Committee, on behalf of the Town Council, supported the proposal to reduce the Thomas Hardy School's Admission Number to 450 from the beginning of the school year 2017/18.

134. Dorchester Transport and Environment Plan (DTEP) – Great Western Cross Improvement

The Committee considered Dorset County Council's proposals to make improvements to the Great Western Cross junction as part of the Dorchester

Transport and Environment Plan. They noted the changes in traffic flow and discussed issues relating to pedestrian safety. It was pointed out that these changes were part of a much bigger project that should improve traffic flow throughout the Town.

Councillors commented on the efficiency of the work carried out around the Top O'Town roundabout and asked that the Town Council's thanks be sent to Dorset County Council.

Resolved

That Dorset County Council be advised that the Committee, on behalf of the Town Council, was fully supportive of the proposal to make improvements to the Great Western Cross junction as part of progressing the Dorchester Transport and Environment Plan.

135. Decisions on Planning Applications

The Committee noted the decisions made by West Dorset District Council on planning applications, withdrawn applications and others of note.

136. Urgent Items

The Vice Chairman advised that Dorset County Council was reviewing its policy on residents' parking schemes.

Chairman

Dorchester Town Council**Planning applications considered by the Planning and Environment Committee on 2 November 2015**

1. **WD/D/15/002083**
17 ELDRIDGE CLOSE, DORCHESTER, DT1 2JS
Erect a conservatory to the rear of the property
No objection
2. **WD/D/15/002127**
66 COBURG ROAD, DORCHESTER, DT1 2HR
Erect rear two storey extension
No objection
3. **WD/D/15/002147**
3 ALBERT ROAD, DORCHESTER, DT1 1SE
Erect single storey side extension
Dorchester Conservation Area
No objection
4. **WD/D/15/002162**
FLAT 3 BRIDGE COURT, HIGH EAST STREET, DORCHESTER, DT1 1JA
Change of use from hotel & staff accommodation to residential flat
Dorchester Conservation Area and affects the setting of a Listed Building
No objection
5. **WD/D/15/002192**
TILIA HOUSE, 8 QUEENS AVENUE, DORCHESTER, DT1 2EW
Variation of condition 1 of planning approval WD/D/15/000382 - to allow minor changes to elevations & retention of rear boundary fence
Dorchester Conservation Area
Recommend refusal.
The Committee noted the representations made by residents adjoining the site. The Committee did not support the variation of condition 1 of planning approval WD/D/15/000382 relating to the change to the boundary treatment to the rear of the site. It was considered that there were no reasonable grounds not to build a 1.8m rear boundary wall and this wall (and additional coniferous planting) would protect the amenity of the adjoining neighbours to this boundary. In the Design and Access Statement submitted in support WD/D/15/000382, paragraph 7. Consultation states: 'the brick wall proposed to the rear and the type of coniferous planting has generally well received'. There did not appear to be any substantial evidence to support changing the rear boundary treatment which was what the developer had consulted on and what neighbours had accepted, supported and now expected. The wall was seen to be a key element of the development.
The Committee did not support the variation of condition 1 of planning approval WD/D/15/000382 relating to the addition of two further dormer windows in the roof of the north elevation. It was considered that these would have the effect of making the building overbearing to the neighbours to the rear of the site and would also cause overlooking and loss of privacy to these neighbours. However, if this variation was to

be approved, the Committee considered that the installation of roof light/velux windows would have a less harmful effect on the rear neighbours.
In the Design and Access Statement submitted in support WD/D/15/000382, it stated that 'the proposal does not adversely impact upon the amenities of our adjoining neighbours'. The Committee considered that these changes to condition 1. of the approved application for the site would have an adverse impact on the amenities of adjoining neighbours.

6. **WD/D/15/002144**
55 SOUTH STREET, DORCHESTER, DT1 1DQ
Redecoration of existing rendered panels, shop front window & door frames on front elevation of store
Dorchester Conservation Area
No objection
7. **WD/D/15/002164**
144 POUNDBURY ROAD, DORCHESTER, DT1 2PN
Erect two storey side extension & single storey front extension
No objection
8. **WD/D/15/002021**
56 HIGH WEST STREET, DORCHESTER, DT1 1UT
Works to prevent water ingress in the ceiling, front wall and west wall of bedroom 3
Dorchester Conservation Area and Grade II Listed Building
No objection subject to the Conservation Officer being satisfied with the application.
9. **WD/D/15/002209**
Damers First School, Damers Road, Dorchester, Dorset, DT1 2LB
Retention of double classroom
No objection
10. **WD/D/15/002225**
LLOYDS TSB BANK PLC, 1-2 HIGH WEST STREET, DORCHESTER, DT1 1UG
Removal of screened cashier counter. Construction of new lightweight partitions and installation of new screenless cashier desks.
Dorchester Conservation Area and Grade II Listed Building
No objection
11. **WD/D/15/002159**
140 POUNDBURY ROAD, DORCHESTER, DT1 2PN
Erect two storey side extension & single storey extension to front
No objection
12. **WD/D/15/002310**
THE BARRACKS, BARRACK ROAD, DORCHESTER
Change of use from Office (Use B1) to dwellinghouses (Use C3)
Dorchester Conservation Area
This is not a planning application, it is an application for prior approval under Class O of Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 to carry out the development described above.
No objection

13. **WD/D/15/002314**
15 ARNHEM GREEN, DORCHESTER, DT1 2PS
Erect single storey conservatory to the rear of the property
No objection
14. **WD/D/15/002129**
3 HIGH WEST STREET, DORCHESTER, DT1 1UH
1 no. fascia internally illuminated sign and 1 no. externally illuminated projecting sign as direct replacements for the existing shop front signage.
Dorchester Conservation Area
Recommend refusal.
The application is contrary to the Town Council's policy on internally illuminated shop signage in High West Street.
15. **WD/D/15/002128**
23 BARNES WAY, DORCHESTER, DT1 2DZ
Erect side two storey extension, rear single storey lean-to. Form drop kerb and new vehicular access to front of property to allow for two parking bays to front of house.
No objection
16. **WD/D/15/002315**
DORCHESTER MARKET, WEYMOUTH AVENUE, DORCHESTER
Additional use of indoor market, North and South Linneys and associated link building for market uses on Mondays, Tuesdays, Thursdays, Fridays and Saturdays, 1000 to 1600 hrs
Dorchester Conservation Area
In view of the Town Council's links with the site through the Dorchester Markets Joint Committee, the Committee considered that it was not appropriate to comment on this application.
17. **WD/D/15/002347**
9 MORASTON STREET, POUNDBURY, DORCHESTER, DT1 3RG
Erect conservatory
No objection
18. **WD/D/15/002345**
77 BRIDPORT ROAD, DORCHESTER, DT1 2NQ
Erect single storey extension
No objection
19. **WD/D/15/000299**
LAND ADJACENT TO 13-15 CASTLE CLOSE, DORCHESTER, DT1 2JE
The erection of four, two bed flats with associated gardens & car parking spaces.
Recommend refusal.
The Committee reiterated their previous concerns and they considered that these were still relevant to the revised plans. The revised plans had not addressed any of the concerns raised about the adverse impact of the development on the amenity of neighbouring properties and the Committee considered the proposal was overdevelopment of the site.
Concerns remained about the restricted access to the site.

20. **WD/D/15/002223**

5 ATHELSTAN ROAD, DORCHESTER, DT1 1NR

Insertion of two windows into the south elevation & alterations to outbuilding to form ancillary accommodation, including two velux windows in the roof

No objection. However the Committee requested that, if the application was approved, a planning condition be added: 'The development permitted shall not be occupied at any time other than for purposes which form an integral part of the planning unit known as 5 Athelstan Road'.

21. **WD/D/15/002350 Listed Building Consent**

5 CHURCH STREET, DORCHESTER, DT1 1JN

Installation of a gas fired boiler and external flue

Dorchester Conservation Area and Grade II Listed Building

No objection

22. **WD/D/15/002410 Listed Building Consent**

APPIAN HOUSE, BOWLING ALLEY WALK, DORCHESTER, DT1 1XY

Internal alterations to relocate staircase to former position, alter existing ground floor bedroom and form cloaks, alter basement area.

Dorchester Conservation Area and Grade II Listed Building

No objection subject to the Conservation Officer being satisfied with the application.