

Dorchester Town Council

Planning and Environment Committee

4 January 2016

Present: Councillors A. Canning, S. Hosford (Chair), S. Jones, T. Jones, T. Loakes, R. Potter and M. Rennie
Apologies: Councillors B Armstrong-Marshall, C. Biggs, R. Biggs, T. Harries, F. Kent-Ledger and D. Taylor
Also Present: Councillor J. Hewitt

144. **Minutes**

The Chairman welcomed Cllr Rennie back to the Committee and also congratulated Cllr S. Jones on her well deserved award of the MBE.

The Minutes of the meeting of the Committee held on 30 November 2015 were confirmed and signed by the Chairman as a correct record.

Minute 137/15

Lubbecke Way

The Committee Clerk reported that Magna Housing had agreed to have duck warning signs installed on their land and the practicalities of this would now be dealt with.

Resolved

That Magna Housing be thanked for agreeing to duck warning signs, provided by the Town Council, being installed on their land at appropriate site/s in Lubbecke Way.

Minute 138/15

Parking Issues

Following information provided by the Chairman, the Committee reiterated their concerns about the potential installation of additional solar lights, of the design in Wollaston Fields car park, in other car parks in the Conservation Area, despite the serious concerns raised by Historic England.

A Councillor asked if the meeting requested with the WDDC officer had been arranged and he also mentioned that WDD Councillors could raise their concerns at the Council meeting on 7 January 2016. The Chairman advised that arranging this meeting was still being pursued.

Bollards in New Street

Councillors considered that the situation with cars entering South Street and New Street illegally was getting worse. A Councillor suggested that if DCC installed a tube to collect traffic data, this should be installed across South Street to record all traffic.

Resolved

That DCC be requested to install a traffic tube across South Street to collect data.

Minute 141/15

Requests for New Parking Restrictions

The Committee Clerk advised that DCC were looking at the issue raised about parking on the land between Damers and Bridport Road and were going to contact the Councillor who raised this issue for more information.

145. **Minute Update Report**

Minute 112/13

Dorchester Prison Site

The Chairman reported that the Town Council had negotiated an extension to the deadline for representations and there would be a special meeting of the Committee to consider this planning application. It was hoped that a WDDC planning officer would attend that meeting to present the application. It was not known whether City & Country would attend the meeting. Additionally, it was proposed to hold a private briefing session in advance of the Committee meeting for Councillors to give them the opportunity to get in depth information about the development.

Representatives of Dorchester Labour Group Housing Forum addressed the Committee. They were seeking a public meeting with City & Country and expressed their concerns about the reporting of public comments to the consultation exercise and the accessibility of these comments to consultees. They wished to be involved in the private briefing for Councillors and spoke about their request to WDDC to have the developer's viability statement made public. They had concerns about the deadline for public representations and had asked WDDC for an extension to this.

The Chairman confirmed that the private briefing would not be open to the general public and any open public meeting would have to be arranged directly with City & Country. The Council was seeking professional advice in preparing its response, as a consultee, to the application.

The Committee Clerk reported that City & Country had advised that their last information session, mentioned in their Statement of Community Involvement, might be held in February 2016. The Committee considered that this was unacceptable in that this would be after the deadline for submission of representations and this should be raised with both WDDC and City & Country to seek an extension, from WDDC, to the deadline to ensure that the information session was held before the deadline.

A group of local residents had arranged a meeting with City & Country on 6 January 2016 at 7.00pm in the Town Hall and this meeting was open to the public.

Resolved

That WDDC be requested to extend the deadline for representations to planning applications WD/D/15/002840 and WD/D/15/002841.

Minute 141/15

Requests for New Parking Restrictions

In view of the likely timetable for DCC to consider future new requests for TROs, the Committee agreed that its process for considering these needed further attention and the Committee Clerk agreed to look into this further.

146. Planning Applications

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

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

Resolved

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

147. Decisions on Planning Applications

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

Chairman

Dorchester Town Council**Planning applications considered by the Planning and Environment Committee
on 4 January 2016**

1. **UNIT 7, JONSON TRADING PARK,, DORCHESTER, DT1 1QB
WD/D/15/002622**
Erection of a sign at entrance to trading estate (Retrospective)
Recommend refusal. The erection of this sign is out of keeping with the local landscape character. The positioning of the sign is on an area that has been a distinctive green, open space and it is of visually poor quality. The development significantly adversely affects the character and visual quality of the local landscape and is contrary to Policies ENV 1. And ENV 10. of the Local Plan adopted in October 2015. Additionally, there appeared to be use of the area surrounding the signs that did not have the appropriate consents and the Committee considered that the Planning Authority should investigate this. At part of the Committee's discussion, mention was also made of the part of the site adjoining the railway line and again there appeared to be unauthorised and inappropriate use of this land that required enforcement action. Ward Councillors would be asked to pursue this matter.
2. **71 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PS
WD/D/15/002703**
Erect single storey side extension and alterations.
No objection
3. **14 TRINITY STREET, DORCHESTER, DT1 1TU
WD/D/15/002636**
Repairs to flat roof & replace first floor windows (Retrospective)
No objection
4. **THE FIRESTATION, DELAPORT HOUSE & SUBSTATION TO REAR, TRINITY STREET,
DORCHESTER, DT1 1TU
WD/D/15/002470**
Demolition of the existing Fire Station Bar and Nightclub annexe, removal of the 2 No. existing transformers with associated overhead structure posts and taking down sections of existing boundary wall. Construction of 2 No. new transformer bays and reinstating the boundary wall
No objection. However, the Committee requested that the applicant be required, through planning condition, to install improved screening of the site, above the existing wall, to protect the visual amenity of Dorchester Conservation Area. They also requested that, through planning condition, the applicant be required to rebuild the wall in 'as is' condition - Policies ENV 4. and ENV 10. of the Local Plan adopted in October 2015 refer.
In respect of Policy ENV 16. of the Local Plan adopted in October 2015, the Committee requested that measures are put in place to ensure that noise levels do not exceed those currently generated by the current equipment.
5. **52A SOUTH STREET, DORCHESTER, DT1 1DQ
WD/D/15/002750**
Like for like replacement of existing shop front fascia
No objection

- 6. SITE OF EXTRA CARE HOUSING PROJECT, PEVERELL AVENUE, EAST, POUNDBURY
WD/D/15/002835**
Approval of reserved matter 'landscaping' for 63 units of extra care accommodation, pursuant to condition 3 of outline planning permission reference 1/D/09/001363
No objection
- 7. LAND ADJACENT FREDERICK TREVES HOUSE, ST JOHN WAY, POUNDBURY
WD/D/15/002833**
Erection of a block of four private apartments linked to a terrace of three private town houses, plus a separate block of five apartments (one private, four affordable) over nine garages; together with associated landscaping and parking. The block of five apartments over garages replaces an existing single storey garage block which is to be demolished.
No objection
- 8. 45 SOUTH COURT AVENUE, DORCHESTER, DT1 2BY
WD/D/15/002746**
Erect single storey flat roof rear extension
No objection
- 9. 34 MANOR ROAD, DORCHESTER, DT1 2AX
WD/D/15/002784**
Erect single storey rear extension
No objection
- 10. 27 HUTCHINS CLOSE, DORCHESTER, DT1 2RH
WD/D/15/002801**
Erect two storey side extension
No objection
- 11. 57 WEATHERBURY WAY, DORCHESTER, DT1 2ED
WD/D/15/001585**
Two storey side & rear extension, single storey rear and front extension (Amended Plans)
No objection
- 12. 6 GROSVENOR ROAD, DORCHESTER, DT1 2BB
WD/D/15/002818**
Build up over the existing garage to form 2storey extension to provide independent living accommodation. Form bay window. To rear form balcony with access from existing bedroom
Recommend refusal. The development would be out of keeping with the distinctive character of the local area and the scale and mass of the development would be overbearing creating overdevelopment of the site. The development would therefore be contrary to Policies ENV 10. and ENV 16. of the Local Plan adopted in October 2015 and Section 7. of the National Planning Policy Framework.
- 13. COMMERCIAL UNIT, 8 BUTTERMARKE, POUNDBURY, DORCHESTER, DT1 3AZ
WD/D/15/002596**
Change of use to consulting room for counselling/psychological therapies (Use Class D1)
No objection

14. **5 CORSTON STREET, POUNDBURY, DORCHESTER, DT1 3BT**
WD/D/15/002811
Erect rear single storey .
No objection

15. **23 ALEXANDRA ROAD, DORCHESTER, DT1 2LZ**
WD/D/15/002718
Erect a conservatory to the rear of the property
No objection

16. **FIRESTATION ROUNDABOUT, POUNDBURY**
WD/D/15/002873
Erect 4no. sponsorship signs
No objection

17. **6 EDDISON AVENUE, DORCHESTER, DT1 1NY**
WD/D/15/002881
Erect single storey front porch.
No objection