

# Dorchester Town Council

## Planning and Environment Committee

5 February 2018

Present: Councillors C. Biggs, T. Harries, S. Hosford, S. Jones, R. Potter (Chairman), M. Rennie and D. Taylor  
Apologies: Councillors R. Biggs, A. Canning and J. Hewitt  
Also Present: Councillor G. Duke

52. **Declarations of Interest**

Councillors Jones and Potter stated that as members of WDDC's Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting. Councillor Jones also declared a non pecuniary interest in planning application WD/D/17/002838 through her membership of the Shire Hall Liaison Group.

53. **Minutes**

The minutes of the meeting of the Committee held on 8 January 2018 were confirmed and signed by the Chairman as a correct record. The Committee Clerk reported that planning application WD/D/17/002741 – Buckbury Mews had been withdrawn.

54. **Minute Update Report**

**Minute 47/17 (8 January 2018)**

**Local Plan Review – Next Steps**

The Committee Clerk reported that the meeting with representatives of Charminster and Stinsford Parish Councils was planned for 13 February 2018.

**Resolved**

That the Minute Update Report be noted.

55. **Planning Applications**

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.

56. **West Dorset District Council's Planning Process**

A West Dorset District Councillor explained WDDC's plans to adopt a site notices only policy for planning applications and she pointed out that this had been discussed at a recent scrutiny review meeting.

Members discussed the impact this might have on residents and ways in which Councillors,

plus the Town Council as a whole, might be able to disseminate planning application information. It was agreed to see how the new policy worked out and that the Committee Chairman, Vice Chairman and Clerk should consider the Town Council's role in 'advertising' new planning applications. As it appeared that WDDC were not going to be publicising this change in policy to the wider public, the Town Clerk would be requested to provide such information in the Council's Newsletter.

**Resolved**

- i) That the Committee Chairman and Vice Chairman, together with the Committee Clerk, consider how the Town Council might publicise new planning applications in future.
- ii) That the Town Clerk be requested to include details of WDDC's change in policy regarding neighbour letters for new planning applications in the Council's Newsletter.

57. **Planning Issues to Note**

The Chairman reported that at a recent WDDC Planning Committee meeting it had been agreed, contrary to officer recommendation, to refuse planning applications WD/D/17/002351 + WD/D/17/002352 and he gave details of the Committee's discussions. Members questioned whether the Duchy of Cornwall, as landowner of this site, was aware of this and, if not, should be informed. It was agreed to wait and see if an appeal was lodged against the decision before considering further action on this.

**Resolved**

The Committee noted the decisions on planning applications and withdrawn applications.

Chairman

**Dorchester Town Council****Planning Applications considered by the Planning and Environment Committee - 5 February 2018**

1. **17 ICEN WAY, DORCHESTER, DT1 1EW - WD/D/17/002878**  
Proposed new two-storey extension / modification to existing flat roof.  
No objection
2. **41 ACKERMAN ROAD, DORCHESTER, DT1 1NZ - WD/D/17/002817**  
Demolish wall and erect a 6ft fence.  
Recommend refusal: The proposed boundary wall, due to its positioning and size would appear unduly dominant and prominent in the street scene and would interrupt the open character of the street frontages on this estate. It would be out of character with the area and form a dominating feature that would integrate poorly with the distinctiveness of the local area. As such it would be detrimental to visual amenity and would be contrary to Policy ENV. 10 of the West Dorset, Weymouth and Portland Local Plan.  
Members also had some concerns that the boundary wall could have a detrimental effect of visibility/the line of sight for vehicles entering Ackerman Road from Alington Avenue.
3. **6 CAME VIEW ROAD, DORCHESTER, DT1 2AE - WD/D/17/003006**  
Erection of a two storey side extension and single storey rear extension  
No objection
4. **NORTHERN QUADRANT, PEVERELL AVENUE EAST, POUNDBURY - WD/D/17/002790**  
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.  
No objection
5. **SHIRE HALL, HIGH WEST STREET, DORCHESTER, DT1 1UY - WD/D/17/002838**  
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.  
No objection
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  
No objection
7. **8 BRIDPORT ROAD, DORCHESTER, DT1 1RS - WD/D/17/002783**  
Demolition of existing rear utility room and erection of new single storey rear extension  
No objection
8. **CHURCH COTTAGE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG - WD/D/18/000002**  
Replace Cement Tiles with Slate  
No objection (Note: this is for a Certificate of Lawfulness so no DTC comment required).

9. **1 BENNETTS COURT, 6 COLLITON STREET, DORCHESTER, DT1 1XH - WD/D/17/002887**  
Install Velux roof window in south elevation roof  
Recommend refusal.  
The installation of a velux window would, by virtue of the proximity of neighbouring properties, result in a detrimental impact on the living conditions and amenity of these properties by reason of loss of privacy and overlooking. The scheme is therefore contrary to Policy ENV 16 of the adopted Local Plan.  
The decision notice for the site (WD/D/14/000474) dated 19 January 2017, included Condition 10 that removed permitted development rights for the dwelling for the following reasons: 'in the interests of the character and appearance of the Dorchester Conservation Area, the setting of adjoining listed buildings and the living conditions of neighbouring properties in accordance with Policies SA20, SA21 & DA6 of the West Dorset District Local Plan (2006) and the guidance in the NPPF (2012).' Members were concerned that a change was being proposed to very recently completed development that had been through a thorough design process with strict conditions protecting neighbours and this had led to a planning approval. This application seemed to go against the spirit of providing this neighbour amenity protection.  
Further Condition 9 states 'No development shall commence until a schedule and detailed sections (scale 1:10) of all new windows, including the approved dormer windows in the development has been submitted to and approved in writing by the Local Planning Authority. All windows shall be constructed of timber and the schedule shall include additional information relating to (i) the method of opening, (ii) the depth of the reveal from the face of the wall and (iii) the product number where the window is supplied from a manufacturers standard range (copy of catalogue to be included).'
10. **32 HIGH WEST STREET, DORCHESTER, DT1 1UP - WD/D/17/002087 + WD/D/17/002128**  
External wall mounted internally illuminated sign  
Recommend refusal –Dorchester Town Council has a policy to object to planning applications for internally illuminated shop signage in South Street, High West Street and High East Street. The aim of this policy to protect and enhance the Conservation Area and Listed buildings as per Policy ENV4 of the adopted Local Plan.
11. **MARION DUNLOP HOUSE, 8 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW - WD/D/17/002943**  
Erection of 1no.non-illuminated aluminium hoarding sign  
Recommend refusal. The Committee considered that the sign would be too large and would appear unduly dominant and prominent in the street scene therefore detracting from the visual amenity and historic character of the Conservation Area. The proposed development would therefore be contrary to Policy ENV4 of the adopted Local Plan.
12. **48 SOUTH COURT AVENUE, DORCHESTER, DT1 2BZ - WD/D/17/002994**  
Erection of a single storey rear extension  
No objection

13. **5 HERRINGSTON ROAD, DORCHESTER, DT1 2BS - WD/D/17/002979**  
Erection of first floor extensions  
No objection
14. **42 ROTHESAY ROAD, DORCHESTER, DT1 2DX - WD/D/17/002834**  
Replace existing flat roof with new pitched roof and create two new first floor windows  
No objection
15. **15 GROSVENOR CRESCENT, DORCHESTER, DT1 2BA - WD/D/17/003005**  
Demolition of conservatory, lobby and store and erect a single storey extension  
No objection
16. **38 GARFIELD AVENUE, DORCHESTER, DT1 2EZ - WD/D/17/002983**  
Erection of a single storey side extension  
No objection
17. **51 JAMES ROAD, DORCHESTER, DT1 2HB - WD/D/17/002984**  
Erection of a two storey rear extension and construction of driveway  
No objection
18. **2 OLGA ROAD, DORCHESTER, DT1 2LX - WD/D/17/003019**  
Erection of first floor rear extension  
No objection
19. **31 GREAT WESTERN ROAD, DORCHESTER, DT1 1UF - WD/D/17/002926**  
Change of use from A1 use (retail) to D2 use (solarium) including internal & external works  
No objection
20. **30 MAIDEN CASTLE ROAD, DORCHESTER, DT1 2ER - WD/D/17/002939**  
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)  
No objection
21. **10 MAUD ROAD, DORCHESTER, DT1 2LW - WD/D/17/002962**  
Change of use of a former Post Office(A1) to residential (C3A)  
No objection
22. **THE ANNEX, 1 COLLITON WALK, DORCHESTER, DT1 1TZ - WD/D/17/002734**  
Change of use from Financial Office (A2) to Wellness Centre (D1)  
No objection
23. **5 MANOR ROAD, DORCHESTER, DT1 2AU - WD/D/18/000077**  
Demolition of existing extension and erect a single storey side and rear extension  
Recommend refusal. The development, by reason of its design, siting, layout and some materials, would detract from the visual amenity of the area leaving the resultant building at odds with the character with the general design, form and materials of others which prevail in the road. In particular the development represents an incongruous addition to the

dwelling that would destroy the symmetry of this pair of semi-detached houses which are unique and distinctive in the area. The development would therefore be contrary to Policy ENV10 of the adopted Local Plan.