

Dorchester Town Council

Planning and Environment Committee

2 July 2018

Present: Councillors C. Biggs, R. Biggs, A. Canning, T. Harries, J. Hewitt, S. Hosford, S. Jones, F. Kent-Ledger, R. Potter (Chairman) and M. Rennie

Apologies: Councillor D. Taylor

Also Present: Councillors A. Chisholm and T. Jones

7. **West Dorset District Council Local Plan Preferred Option Sites**

Hilary Jordan, Corporate Manager – Planning (Community and Policy Development) and Trevor Warrick, Spatial Policy and Implementation Manager for WDDC gave a powerpoint presentation on WDDC's Local Plan Preferred Option Sites document and the consultation process for this.

The focus of the presentation was on Chapter 11 – North Dorchester and Charminster and key points mentioned were:

- WDDC would lead the Masterplan process setting out layout and design codes
- Infrastructure would be provided through ringfenced S106 contributions
- There would be separate policies for Kingston Maurward and the Dorchester hospital site
- The allocation of employment land to the east of site DOR 15
- There would be the provision of a primary road as part of the strategic road network – similar to Middle Farm Way at Poundbury
- The limited availability of suitable sites in the Dorchester area left only more challenging sites for potential development
- Long lead in times for larger developments
- The size and type of dwellings could be influenced through the Masterplan
- The consultation timetable and beyond was detailed
- Proposals for Crossways – Chapter 12 were briefly mentioned.

Comments were made by Members about:

- Maintaining the important and iconic views out across the water meadows
- The size and capacity of the 'link' road
- Concerns that the number of second homes in Dorchester would continue to increase
- The provision of infrastructure should be the first priority of any development
- Concerns as to whether such a large development could be delivered in full with Brexit uncertainties.

There were several members of the public present and they contributed their views to the discussion.

Site DOR 15/Employment Land

In relation to this option site and the employment land allocated within it, it was reported that a west ward Councillor had attended the Waste Plan Examination, to present further DTC comments, and following this there had been discussion regarding potential use of some of this land for a household recycling centre. Although it was too early in the Local Plan consultation process to make such an allocation formally, there was agreement between DCC and WDDC that this should be pursued if possible. A suggested statement of common ground had been drafted

and the Committee agreed that Town Council should sign up to this and for it to be submitted to the Waste Plan Inspector.

The Corporate Manager – Planning (Community and Policy Development) agreed to meet with DTC representatives and others to continue the discussion on local ideas and aspirations for any potential future development to the north of Dorchester.

Resolved

- i) That the Committee notes WDDC's Local Plan Preferred Option Sites document and the consultation process
- ii) That the Committee agrees that the Town Council should be a signatory to the Statement of Common Ground between the Waste Planning Authority, Dorset Councils Partnership and Dorchester Town Council in regards to an alternative site to Loudsmill being identified for the Household Recycling Centre when the West Dorset, Weymouth and Portland Local Plan reaches a sufficiently advanced stage.
- iii) That the Committee Clerk arranges a meeting between WDDC's Corporate Manager – Planning (Community and Policy Development) and other interested parties to continue the discussion on local ideas and aspirations for any potential future development to the north of Dorchester.

8. Declaration 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.

9. Minutes

The minutes of the meeting of the Committee held on 4 June 2018 were confirmed and signed by the Chairman as a correct record.

10. Minute Update Report

i) WD/D/16/002503 – DEFRA, Government Buildings, Prince of Wales Road

An east ward Councillor reported that WDDC's Environmental Health had advised that there was no statutory nuisance being caused by the development and they would continue to monitor the situation.

ii) Lubbecke Way

An east ward Councillor reported on the significant traffic and parking problems in Lubbecke Way now that this had become the main route to the household recycling centre. Members gave examples of the problems that had been reported to them and commented on parking restrictions that they thought would improve the situation. The Committee considered that, as a matter of urgency, a DCC officer should attend their next meeting to discuss the issues.

Resolved

- i) That the Minute Update Report be noted.
- ii) That a DCC officer be invited to attend the August meeting of the Committee, as a matter of urgency, to discuss traffic and parking issues relating to the linking of Lubbecke Way and St George's Road.

11. **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.

12. **Referral from the Dorchester Joint Heritage Committee**

The Committee considered the request, from Dorchester Joint Heritage Committee, to move a pedestrian crossing at the lower end of High West Street closer to the Mill Stream crossing point. The Committee Clerk passed on advice received from DCC regarding the positioning of such crossings and the requirement to provide supporting evidence of the need for the move.

While understanding the reasoning and desire for the suggested move, the Committee noted some of the technical issues relating to a move and it did not consider that there was enough evidence to support the move of this pedestrian crossing.

Resolved

That the Dorchester Joint Heritage Committee be advised that the Planning and Environment Committee did not support the move of the pedestrian crossing at the lower end of High West Street closer to the Mill Stream crossing point.

13. **Planning Issues to Note**

Resolved

That the planning issues reported be noted.

Chairman

Dorchester Town Council
Planning and Environment Committee – 2 July 2018
Planning Applications for Comment

1. [WD/D/18/001153](#) - **FORMER SITE OF WATSON PETROLEUM LTD & DORCHESTER COLLECTION SHOWROOM, LONDON ROAD, DORCHESTER, DT1 1NE**

Erection of 45 retirement living apartments (category II sheltered) with communal facilities, car parking & access from London Road

Recommend refusal.

The Committee had serious concerns about many aspects of the development.

The site is in a key, prominent position on the eastern entrance to the town, very close to the Dorchester Conservation Area. As such Members were very disappointed with the design, materials and scale of the building, considering that it would be unduly dominant and prominent in the street scene, detracting from the visual amenity and character of this gateway location to Dorchester. There is a wide mix of design styles along London Road but this building would do nothing to enhance or improve the area and was completely out of character with the established pattern and density of development within the locality. The building was seen to be of poor design and limited architectural merit and fails to meet the core planning principle in the NPPF to always seek to secure high quality design and a good standard of amenity for all.

The height and mass of the building were considered to be excessive and the size and positioning of the building, by virtue of overshadowing and its oppressive impact, would have a detrimental impact on the residential amenity of immediate and other neighbouring properties.

The Committee considered that the density to the development was too high for the area and the resulting demand for car parking spaces could not be met on site. Due to the nature of the development it was likely that there would be high demand for parking for visitors and carers. Demand for on street car parking spaces in the immediate area was already at capacity and the overspill demand for car parking created by the development would make this considerably worse and would be unacceptable. The size of the individual parking spaces proposed were considered to be too small for the intended users and the provision of only one disabled parking space on site was considered to be totally inadequate.

The Committee considers that WDDC, as the planning authority, should insist on adherence to policy HOUS1. of the adopted Local Plan for the provision of 35% affordable housing on this site. It did not consider that an off-site contribution for affordable housing was appropriate as there were few, if not no, suitable sites in the town for such housing to be provided. Members appreciated that there was a need for **affordable** general need and extra care housing for over 55's in the town and there could be an opportunity to provide some of this specific type of accommodation on this site although affordable family housing should be the priority.

Further concerns were raised about the limitations of the tree survey provided and the fact that the architectural survey was only desk based.

The Committee noted the comments of Dorchester Civic Society and supported their representation.

The Committee requested that this application is considered by WDDC's Planning Committee for decision.

Overall the Committee considered that this proposal is contrary to Policies ENV10., ENV12., ENV15., ENV 16., HOUS1. and COM9. of the adopted Local Plan and the core planning principles and Section 7 of the NPPF.

2. [WD/D/18/001033](#) - **MARION DUNLOP HOUSE, 8 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW**
Erection of 1no.non-illuminated aluminium hoarding sign
No objection
3. [WD/D/18/001004](#) - **56 HIGH WEST STREET, DORCHESTER, DT1 1UT**
Replacement of front door
No objection
4. [WD/D/18/001071](#) - **2 THE FORUM CENTRE, TRINITY STREET, DORCHESTER, DT1 1TT**
Display of 1no. fascia sign and 1no. external hanging sign
No objection
5. [WD/D/18/001231](#) - **CHURCH COTTAGE, GREY SCHOOL PASSAGE, DORCHESTER, DT1 1XG**
Re-pointing of the principal West elevation and the Southern gable
No objection
6. [WD/D/18/001152](#) - **20 SOUTH STREET, DORCHESTER, DT1 1BS**
Installation of 2no. proposed condenser units to the rear of the building
No objection and the Committee supported the planning condition regarding timing of the use of the condenser units proposed by Environmental Health.
7. [WD/D/18/001158](#) - **35 CORNWALL ROAD, DORCHESTER, DT1 1RY**
Demolition of garage and erect replacement garage with additional storage over
No objection and the Committee requested that if the application was to be approved, 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 35 Cornwall Road.
8. [WD/D/18/001074](#) - **38 SOUTH COURT AVENUE, DORCHESTER, DT1 2BX**
Erection of single storey rear extension
No objection
9. [WD/D/18/001039](#) - **28 MIDDLEMARSH STREET, POUNDBURY, DORCHESTER, DT1 3FD**
Convert part of garage & study to ancillary accommodation (Removal of condition 3 of planning permission 1/D/13/001095 – independent dwelling)
The Committee considered that the garage and study should remain an integral part of 28 Middlemarsh Street and not be classed as ancillary (i.e. separate) accommodation. Policy DA6 that informed planning condition 3. of 1/D/13/001095 had been replaced by policy ENV16 in the current Local Plan and this covered the same issues and therefore was still relevant. However, the Committee did not think that it was unreasonable for the applicant to be able to rent out the integral accommodation and considered that the planning authority should seek a means to allow this.

10. [WD/D/18/001070](#) - **49 OLGA ROAD, DORCHESTER, DT1 2LY**
Loft conversion including dormer window
No objection and the Committee supported the planning condition proposed by the Conservation Officer regarding the design of the dormer.

11. [WD/D/18/001151](#) - **2 EDWARD ROAD, DORCHESTER, DT1 2HJ**
Demolition of entrance porch and erection of single storey side extension and single storey rear extension
No objection