

Dorchester Town Council
Planning and Environment Committee

5 November 2018

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

Apologies: Councillors C. Biggs, T. Loakes and D. Taylor

38. 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.

Councillor Harries declared a personal interest in planning application WD/D/18/002331 and did not take part in the consideration of this application.

39. Minutes

The minutes of the meetings of the Committee held on 1 October 2018 were confirmed and signed by the Chairman as a correct record.

40. Minute Update Report

In considering the Minute Update Report, the Committee requested further information regarding progress towards the implementation of TRO's at Lubbecke Way, including clarification of the restriction of 7.5ton vehicles. Members noted that a local petition related to traffic issues in the area was to be received at the December committee meeting and asked for a further update from DCC Highways to be considered at the same time.

The Town Clerk reported back on discussions that had taken place since the decision by West Dorset District Council's Planning Committee not to approve the application relating to a property between 20A - 21 Glyde Path Road

Resolved

- i) That an update regarding works at Lubbecke Way be presented to the next meeting of the Committee
- ii) That the Minute Update Report be noted.

41. DTEP - Victoria Road 20mph Zone, Dorchester - Primary Consultation for Traffic Regulation Order

In response to several questions raised regarding the priority of this project, Councillor Canning explained how it had arisen as a direct consequence of the Great Western Cross Junction Improvements through the DTEP scheme.

Resolved

That DCC be advised that, while the Town Council fully supports the Traffic Regulation Order for Victoria Road, it remains concerned at the lack of progress on other traffic and parking priorities in the town which arguably have greater need.

43. Stopping Up of Highway Order – Mey House, Bridport Road

The Committee considered the details of the Stopping Up of Highway Order for Mey House on Bridport Road.

Resolved

That DCC be advised that the Town Council supports the Stopping Up of Highway Order for Mey House, Bridport Road.

44. **Proposed Diversion of Footpath 2, Dorchester and Footpath 6, Winterborne Monkton**
A Member requested that the minute relating to a previous request for this diversion be reviewed, to identify whether all of the objections raised at that time had been dealt with.

Resolved

That, subject to confirmation that previous objections to this diversion had been resolved, DCC be advised that the Town Council supports the proposed diversion of Footpath 2, Dorchester and Footpath 6, Winterborne Monkton.

45. **Governance Arrangements Task and Finish Group**
The Committee considered which of its members should be appointed to the Task and Finish Group. As there were more volunteers than the required number of two representatives, it was agreed that Council would make the final decision on the Planning and Environment Committee representatives.

Recommendation to Council

That Councillors Rennie, Potter and Hewitt be considered for appointment to serve on the Governance Arrangements Task and Finish Group.

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

In considering the applications the Committee asked the Town Clerk to highlight the following issues to West Dorset District Council:

- That the quality of information submitted for application WD/D/18/002376 did not enable the Committee to properly understand the scope of the application.
- That it was not clear why application WD/D/18/002474 should not require prior approval to allow local residents to comment on the application

Resolved

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

47. **Planning Issues to Note**

Resolved

That the Planning Issues to Note report be noted.

48. **Urgent Item**

A Member requested that West Dorset District Council's Planning Enforcement Team be asked to consider approaching a property owner in High East Street which was breaching planning conditions relating to overnight lighting.

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1. **WD/D/18/002255 - 21 GARLAND CRESCENT, DORCHESTER, DT1 2SX**
Erection of conservatory
No objection
2. **WD/D/18/002379 - HOWARDS PEUGEOT, LONDON ROAD, DORCHESTER, DT1 1NF**
Display of 1 non illuminated Fascia sign, 2 x illuminated Fascia sign, 1 illuminated pole sign and 1 illuminated wall sign
No objection, subject to the signs only being illuminated during trading hours.
3. **WD/D/18/002152 - 1 SALISBURY VILLAS, SALISBURY STREET, DORCHESTER, DT1 1JY**
Removal of cement rendering & repair/ repointing of original stone wall(Retrospective)
No objection
4. **WD/D/18/002376 - 5 DRAGONS COURT, DORCHESTER, DT1 1WR**
Increase height of existing rear stone wall
Recommend refusal. The Committee considered that the proposed increase in the height of the wall would be dominant and overbearing, it would be a detriment to visual amenity and would have a negative impact on the street scene. Also the extent and detail of the development could not be clearly seen from the poor documentation that had been submitted with the application and this had been commented upon in respect of a previous planning application from the same applicant for the same site. Additionally, Members were concerned that changes were being proposed to very recently completed development that had been through a thorough design process, with strict landscaping scheme conditions, which had led to a planning approval. This application seemed to go against the design and landscaping principles of the approved development as a whole. Therefore the development was contrary to policies ENV 10, 11, 12 and 16 of the approved Local Plan and the core planning principles of the NPPF.
5. **WD/D/18/002458 - 28 HIGH STREET FORDINGTON, DORCHESTER, DT1 1JZ**
Outline application for the Erection of 3 Dwellings
The Committee had no objection to the principle of development.
However, Members wanted the design of the front elevations, in the full planning application for the site, to properly represent the profile of 28 High Street, Fordington and, if approved, a planning condition be added to protect and retain the existing stone boundary wall that fronts the property to the pavement.
6. **WD/D/18/001837 - 18A SOUTH STREET, DORCHESTER, DT1 1BS**
Alterations to shop front & associated internal alterations (Retrospective)
No objection
7. **WD/D/18/002219 + WD/D/18/002220 - SOUTH LODGE, SOUTH WALKS ROAD, DORCHESTER, DT1 1DS**
Removal of conservatory windows, doors and roof, retaining dwarf walls and floor and install new conservatory windows, doors and roof
No objection
8. **WD/D/18/002308 - 29 NORMANDY WAY, DORCHESTER, DT1 2PP**
Demolition of single storey side extension and erection of replacement 2 storey side extension
No objection

9. **WD/D/18/002290 - 5 NORTH SQUARE, DORCHESTER, DT1 1HY**
Change of use from D1 back to original use of A1, A2 & C3
No objection

10. **WD/D/18/002331 - 6 NORTH SQUARE, DORCHESTER, DT1 1HY**
Form three new window openings in east facing boundary wall (with variation of condition 1 of planning permission WD/D/16/002295 to amend approved plans)
No objection

11. **WD/D/18/002389 - 63 HIGH WEST STREET, DORCHESTER, DT1 1UY**
Internal and external alterations to facilitate re-roofing section of roof on western elevation and replace internal ceiling and section of floor
No objection

12. **WD/D/18/002410 - 20-22 HIGH WEST STREET, DORCHESTER, DT1 1UW**
External alterations to improve garden facilities; alterations of plant room for additional seating. Internal alterations to basement to improve staff areas; first, second and third floor alterations to convert to 9 No hotel rooms with en-suite bathrooms. (6 No to Second Floor and 3 No to Third floor).
The Committee had no objection to internal alterations to the basement and alterations to create guest rooms on the second and third floor.
However, the Committee considered that the proposed alterations to the garden facilities would result in significant adverse effects on the living conditions of neighbouring residents and therefore would be contrary to Policy ENV16 of the Local Plan. Also this development would cause an unacceptable amount of noise to adjoining properties which would again be detrimental to the residents' residential amenity.

13. **WD/D/18/002473 - 41 TRINITY STREET, DORCHESTER, DT1 1TT**
Prior approval for a change of use from shop (class A1) to restaurant/wine bar (class A3)
This is not a planning application. The development is automatically granted planning permission by the above Order unless the local planning authority determines that Prior Approval is required, or the development falls outside the scope of the Order.
The Committee had no objection to the change of use in principle but were concerned that as a prior approval application, local residents should have the opportunity to comment on this significant change of use.

14. **WD/D/18/002071 - ENGINEERS HOUSE, BARRACK ROAD, DORCHESTER, DT1 1YG**
Change of use from Office Use (Class B1(a)) to two dwellinghouses (Class C3)
This is not a planning application. The development is automatically granted planning permission by the above Order unless the local planning authority determines that Prior Approval is required, or the development falls outside the scope of the Order.
No objection

15. **WD/D/18/002181 - 138 MONMOUTH ROAD, DORCHESTER, DT1 2DQ**
Erect single storey rear extension
No objection

16. **WD/D/18/002391 - 1 HUTCHINS CLOSE, DORCHESTER, DT1 2RH**
Erection of single storey rear extension
No objection

17. **WD/D/18/002158 - 5 WEATHERBURY WAY, DORCHESTER, DT1 2ED**
Erection of two storey side & single storey rear extensions & alterations
No objection

18. **WD/D/18/002188 - THOMAS HARDYE SCHOOL, QUEENS AVENUE, DORCHESTER, DT1 2ET**
Replacement external windows and doors
No objection

19. **WD/D/18/002367 - 6 DAGMAR ROAD, DORCHESTER, DT1 2NA**
Demolition of single storey rear extension and erection of replacement single storey rear extension
No objection