

Dorchester Town Council
Minutes of the Planning and Environment Committee
2 May 2023

Present: Councillors R Biggs, S. Hosford, G. Jones, S. Jones, F. Kent – Ledger, D. Leaper, R. Major, R. Potter (Chairman), M. Rennie and R. Ricardo (Vice Chairman).

Apologies: Cllrs L. Fry and T. Harries .

86. Declarations of Interest

Councillor S. Jones stated that as a member of Dorset Council’s Area Planning Committee, she would keep an open mind on the planning applications and consider all information available at each stage of the decision process. She would take part in the debate but not vote on planning applications at this meeting.

87. Minutes

The minutes of the meeting of the Committee held on 3 April 2023 were noted.

88. Town Centre Masterplan and Local Plan Update

There were no updates to report.

89. Fairfield Road Improvements

The Committee raised concerns about a design proposal that had been in circulation. The Committee requested that an Officer from Dorset Council be invited to attend the next meeting of the Planning and Environment Committee to give an update on the Proposals.

Resolved

That the Clerk to the Committee contact Dorset Council and invite an officer to attend the next meeting of the Planning and Environment Committee to provide an update.

90. Dorset Council Consultation: Planning for Climate Change

The Committee noted the Dorset Council’s consultation on Planning for Climate Change and agreed that committee member, Councillor Gareth Jones should complete the consultation on behalf of the Committee with the assistance of the Committee Clerk.

Resolved

That the Committee Chairman complete the consultation on behalf of the Committee with the assistance of the Committee Clerk.

91. Dorchester South Railway Station Update

A Committee member informed the Committee that they had attended a meeting with representatives from South West Railway and that a discussion regarding improvements to the access facilities at Dorchester South Railway Station had taken place. The Committee were informed that some improvements were in the process of being made and that funding was being sought to make further improvements but confirmation as to whether the bid was successful would not be announced until later in the year. The Committee also noted that the local MP, Chris Loder had been in attendance and was supportive of the proposals.

92. CCTV in Dorchester

The Committee noted that enquiries had been made to Dorset Council about the CCTV facilities in Dorchester due to a recent increase in anti social behaviour. The Committee heard that no response had been received and requested that the Clerk to the Committee forward the enquiry to the Executive Director of Place at Dorset Council. The Committee also requested that the Clerk to the Committee invite the Community Safety team to a future meeting.

Resolved

- i) That the Clerk to the Committee contact the Executive Director of Place at Dorset Council to make enquiries about the CCTV facilities in Dorchester.
- ii) That the Clerk to the Committee invite the Community Safety team to attend a future meeting of the Planning and Environment Committee.

93. Planning Applications for Comment

The Committee considered the planning applications referred to the Council for comment by Dorset Council (Appendix 1).

94. Minute Update Report

There were no minute updates to report.

95. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 2 May 2023
Planning Applications for Comment

East Ward (Councillors T. Harries, S. Jones, F. Kent-Ledger and R. Major)

E1. P/FUL/2023/01361 Exhibition Court London Road Dorchester, Dorset DT1 1NE

Convert an undercroft parking space to form a secure bin and cycle store.

No objection.

E2. P/HOU/2023/01780 12 Prince Of Wales Road Dorchester Dorset DT1 1PW

Erect ancillary building.

No objection.

North Ward (Councillor A. Canning & D. Taylor)

N1. P/LBC/2023/01304 57 High West Street Dorchester DT1 1UT

Restore missing rusticated quoins at south-west corner, replace modern cement render on east elevation with lime render, carry out minor internal alterations.

No objection.

N2. P/FUL/2023/00203 1A South Street Dorchester Dorset DT1 1BL

Conversion of 2 existing maisonettes into 4 flats, relocate external staircase, alter doors & windows and landscape courtyard.

No objection.

N3. P/FUL/2023/01247 & P/LBC/2023/01251 (Listed Building Consent) 10 High East Street Dorchester DT1 1HS

Erect first and second floor extension to provide 1 No. unit of residential accommodation on two floors.

Objection.

The Committee strongly objected to the application as the proposal would have a detrimental impact on the conservation area and on adjacent properties.

Whilst the Committee appreciated that the application would bring more Town Centre accommodation which would usually be welcomed, it was agreed that the site was not a suitable location for what was proposed.

The proposals would cause loss of privacy, loss of light and cause overshadowing to neighbouring properties and create nuisance odour and noise from the positioning of the proposed extractor fans, severely contravening ENV16 of the adopted local plan.

The proposed two storeys were considered to be overdevelopment of the site, the scale and mass of the proposed extension would not be in harmony with the adjoining buildings, contravening ENV12 of the adopted local plan.

The Committee considered the positioning of the property within the Conservation area and felt that the current proposals would not enhance the existing area. The proposed height and mass of the extension would render the neighbouring listed buildings subservient to the site of the application. The benefits would not outweigh the detrimental impact that the proposal would have on the adjacent properties, therefore contravening ENV4 of the adopted local plan.

The committee also agreed with the comments of objectors present at our meeting about the detrimental effects on the amenity of neighbours due to the loss of privacy to a bedroom and the loss of ventilation.

For the avoidance of doubt, the Committee requested that the Case Officer and the Listed Buildings Officer visit the site and in particular view the site from the adjacent properties as well as those to the rear, to gain an understanding of the detrimental impact that the proposal would have on them.

N4. P/FUL/2023/01834 6 Albert Road Dorchester Dorset DT1 1SF

Erect garage, first floor extension & alterations to existing building. Erect bike & bin stores, form parking area & carry out landscaping works to include garden wall.

No objection.

N5. P/CLE/2023/01953 6 Albert Road Dorchester DT1 1SF

Certificate of lawfulness to provide confirmation that the development works have been commenced and that the consent should not expire - in relation to 1/E/87/137 (Make alterations to convert house into three flats and erect six new flats).

An application for a Certificate of Lawfulness is not a planning application. In determining an application for a Certificate of Lawfulness the Local Planning Authority can only consider evidence that the claimed use or development is lawful or is not lawful. Normally that it has existed, or not existed, continuously for a period of time, set by legislation, which is either 4 or 10 years.

This procedure is only concerned with evidence. The usual planning procedures which enable the Local Planning Authority to take account of National and Local Planning policies, or of the impact of the claimed use or development on any person or the environment, or to take account of any other material consideration, do not apply in this case.

No objection.

- N6. P/LBC/2023/01936 Mariners Parade 41 High East Street Dorchester Dorset DT1 1HN**
To rebuild partially collapsed boundary wall and undertake sympathetic repairs to the remainder of the boundary wall.

No objection.

- N7. P/FUL/2023/01204 &P/LBC/2023/01205 (Listed Building Consent) 3 Cornhill Dorchester Dorset DT1 1BA**
Change of use and conversion of ground floor to form smaller commercial unit and 1 no. dwelling.

No objection.

- N8. P/FUL/2023/00713 Former HMP Dorchester North Square Dorchester DT1 1HY**
Construction of new residential blocks (Use Class C3) with associated landscaping & car parking. Demolition of a number of non-Listed buildings. Alterations to public realm & highways in North Square and The Bow (Revised proposals in respect of the new build element, following permission WD/D/16/002697 as amended by permission WD/D/17/001269).

The Committee requested that the comments be deferred until after the next Planning and Environment Committee, in order to extend an additional invitation to the applicant to discuss the application.

West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)

No applications received to date.

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

- S1. P/HOU/2023/00752 5A Grosvenor Road Dorchester DT1 2BB**
Demolish garage and timber lean-to and erect single storey side annex.

Objection.

The Committee felt strongly that the application would be overdevelopment of the site. The proposed side annex would harm the living conditions of the residents of the neighbouring property in terms of loss of privacy, due to its proximity to the boundary line, contravening ENV.16 of the adopted Local Plan.

The committee agreed that the size of the side annex would be overpowering of both the existing building to the property and the neighbouring properties, therefore contravening ENV12 of the adopted Local Plan.

The committee expressed concern that the annex could at some time too easily be regarded as a separate dwelling.

S2. P/HOU/2023/01476 21 Rothesay Road Dorchester DT1 2DX

Single storey infill porch extension, side single storey extension to form orangery and rear single storey infill extension to form wet room. Replace existing garage with new timber garage to existing footprint.

No objection.

Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)

P1. P/HOU/2023/01838 10 Chetcombe Street Poundbury DT1 3BQ

Erect Conservatory to rear elevation.

No objection.