

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

Present: Councillors R. Biggs, A. Chisholm (the Mayor ex-officio), L. Fry, J. Hewitt, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Vice - Chairman), M. Rennie and R. Ricardo (Chairman).

Apologies: Cllrs. S. Hosford and D. Taylor.

32. Declarations of Interest

Councillors L. Fry and S. Jones stated that as members of Dorset Council's Area 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 R. Potter declared an interest in Agenda item 3 'Herringston Road and D'Urberville Close Traffic Regulation Order' as a neighbouring resident.

33. Minutes

The minutes of the meeting of the Committee held on 4 September 2023 and adopted by Council on 25 September 2023 were noted.

34. Herringston Road and D'Urberville Close Traffic Regulation Order

The Committee considered a revised proposal for a traffic regulation order in Herringston Road. The Committee were disappointed that the new proposal did not address the original concerns raised regarding problems with parking opposite Weldmar Hospicecare, but agreed that it would help alleviate some of the parking problems in the area.

The Committee agreed to support the proposal.

Resolved

That the Committee support the revised proposal for traffic measures in Herringston Road.

35. A35 Parishes Group

The Committee considered an invitation to join the A35 Parishes Group. The Committee agreed that it would enable an extra insight into proposed works to the A35 and agreed that Councillor F.E. Kent – Ledger would attend and represent Dorchester Town Council and Councillor R. Potter would act as a reserve if required.

Resolved

- i) That Councillor F.E. Kent – Ledger would represent Dorchester Town Council at the A35 Parishes Group and Councillor R. Potter would act as a reserve if required.

36. Planning Applications for Comment

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

37. Minute Update Report

There were no minute updates to report.

38. Planning Issues to Note

There were no planning issues to note.

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

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

E1. P/HOU/2023/05050 5 Farfrae Crescent Dorchester DT1 2SR

Replace front porch canopy with larger porch canopy. Install 2no. rooflights into rear lean-to roof.

No objection.

E2. P/VOC/2023/05084 Exhibition Court London Road Dorchester Dorset DT1 1NE

Demolish existing outbuildings, erect extensions & convert retained buildings to form 9 self-contained flats. Modify existing vehicular and pedestrian access (with variation of condition 6 of planning permission 1/E/03/000284 - to allow the reduction of parking spaces from 5 to 4 to form secure bin & cycle storage)

No objection.

North Ward (Councillors A. Canning, A. Chisholm & D. Taylor)

N1. P/ADV/2023/04630 8A Cornhill Dorchester Dorset DT1 1BA

Display 1no. non illuminated fascia sign and non illuminated projecting sign.

No objection.

N2. P/FUL/2023/00250 & P/LBC/2023/00251 4 & 5 Colliton Street Dorchester DT1 1XH

Change of use and conversion of former Museum office/stores to form 2 no. dwellings (use class C3). Demolish existing lean to extension and erect new lean to extension.

No objection

The committee welcomed the improvements to the site and recognised the efforts made to enhance the conservation area. The committee were particularly impressed with the efforts made to conserve biodiversity.

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

W1. P/HOU/2023/05231 32 Treves Road Dorchester DT1 2HE

Erect two storey rear and side extensions. Erect single storey lean-to extension and Internal alterations.

No objection.

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

S1. P/HOU/2023/04721 26 South Court Avenue Dorchester Dorset DT1 2BX

Erect two storey side extension and single storey rear extension.

No objection.

S2. P/FUL/2022/05673 & P/LBC/2022/05674 The Maltings and Maltings Mews Pope Street / Eldridge Street Dorchester Dorset

AMMENDED PLANS: Change of use & conversion of The Maltings to create flexible commercial (Use Class E)/community (Use Class F2)) uses & parking purposes at basement floor & for residential (Use Class C3) at ground to second floors; with external alterations, extension to existing basement & erection of side extensions up to five storeys (to provide a total of 43 flats). Erection of five-storey building (Malting Mews) with parking at ground floor & residential use (Use Class C3) at first to fourth floors (33 flats)

Objection.

The Committee reiterated its previous comments – ‘While the Committee appreciated the efforts of the developers to respect the listed building, it was felt that the Eastern extension to the building was somewhat overbearing. It may also have a negative impact on the amenity of residents of Prince of Wales Road due to its height and position to the South of those houses and gardens.

The Committee were concerned about the lack of natural light to some of the units. The Committee welcomed the community space that would be provided for the benefit of residents.

The Committee requested that the application be considered by the Dorset Council’s Northern Area Planning Committee.’

The Committee felt that the new proposals did not address the issues of the previous design and agreed with the Conservation Officer’s previous comments which had not been since addressed. It was felt that the proposal did not comply with the following policies of the adopted local plan; ENV.10 as it did not ‘contribute positively to the maintenance and enhancement of local identity and distinctiveness., ENV 12 as the ‘general design is not in harmony with the adjoining buildings and the area as a whole; largely due to its scale and mass’ which would be overpowering to the properties in Prince of Wales Road and spoiling the amenity of the residents (ENV 16) through overshadowing and loss of privacy.

The committee felt that the current proposal did not meet the requirements of the NPPF, paras 200 and 202 as it would cause more harm than gain to the grade ii listed building, therefore failing to comply with Policy ENV4 of the adopted local plan as the proposal would harm the historically significant building.

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

- P1. P/HOU/2023/05313 5 Hintock Street Poundbury Dorset DT1 3FB**
Erect single storey lean-to conservatory.

No objection.

For Information

- FI1. P/NMA/2023/05244 5 Caernarvon Close Dorchester DT1 2EH**
Non material amendment to amend the gable roof to hipped roof on single storey rear extension planning permission P/HOU/2021/057843 (Erect single storey side and front extension with air conditioning unit over and two storey side extension)