

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

26th APRIL, 2010

At a Meeting of the Planning and Environment Committee held on 26th April, 2010:

PRESENT The Mayor (Councillor S.C. Hosford) (in the Chair) and Councillors C.S. Biggs, R.M. Biggs, V. Black, L.E. Heath, C.M. Hebditch and M.E. Rennie.

APOLOGIES for absence were received from Councillors M.A. Allwood, T.C.N. Harries, Trevor Jones, F.E. Kent-Ledger and R.B. Potter.

91. **MINUTES**

The Minutes of the Meeting of the Committee held on 29th March, 2010, a copy of which had been circulated to all Members of the Committee, were taken as read and were confirmed and signed by the Chairman as a correct record.

92. **IPL BUILDING, POUNDBURY**

The Committee welcomed Mr. G. Smeath from the Dorset Brewing Company who was attending the meeting to gauge the opinion of the Committee on the possible move of his Company to part of the former IPL Building at Poundbury.

Mr. Smeath informed the Committee that his Company employed six people in the micro-brewing industry and would require only approximately 4,000 square feet of the IPL Building; they were considering moving their business from Weymouth to the part of the building which fronts Peverell Avenue East. He explained that this building already had planning consent for light industrial use and his Company would certainly fit within this remit.

He went onto explain that he had had consultations with the Duchy of Cornwall and the West Dorset District Council together with some householders in the neighbouring streets whose biggest concerns were noise and smell. In response to their concerns he was strongly of the opinion that noise would not be an issue as they Company only had two vehicles which would be used in the morning and late evening to load and unload barrels. The Company was also going to invest in new machinery to minimise noise levels from the brewing process. With regard to smell, there would be very little they could do to eliminate the odour from the hops, however this would only occur on three mornings per week for a short time.

In response to a question regarding the concerns of Natural England about the waste from the Poundbury development contaminating Poole harbour Mr. Smeath informed the Committee that he would recycle as much of the waste products as possible with only natural products going into the foul drainage system.

The Committee supported Mr. Smeath and the Chairman thanked him for attending the Meeting.

93. **STREET LIGHTING REPLACEMENT WORKS**

The Committee welcomed Mr. D. Mumford, Commercial/Consultation Manager for Southern Electric Contracting, the provider of the 25 year PFI contract with Dorset County Council for street lighting. His company would be carrying out column replacement works in the Town during the summer months.

He explained that the new street lighting columns, some 2500, should be completed within three months; they would improve energy efficiency and light intrusion and also street clutter as they intended, where possible, to place street signage on the columns. In response to a question he confirmed that discussions had taken place with the West Dorset District Council to ensure that their heritage stock was used when necessary. In response to another question he confirmed that light shields could be fitted to the columns if householders found light through windows intrusive.

It was

RESOLVED

- (1) That the Town Clerk be requested to include in the next newsletter information on how to contact Southern Electric should householders have concerns regarding the proposed works and that investigations be made to include a possible link from the Town Council website to Southern Electric contact details.
- (2) That copy information be forward to the Dorchester Area Partnership Access Group.

94. **DORSET COUNTY COUNCIL**

(a) **Proposed Parking Scheme – The Little Keep Access Road**

The Committee received and considered a copy letter and plan dated 16th April, 2010 from the Network Traffic Regulation Section at Dorset County Council with their proposals to introduce shared residents and pay & display parking together with a 15 minute waiting bay to enable people to pick up parcels from the Sorting Office.

A Member expressed his concern that as this road was unadopted, and had no street name whether a parking ticket could legally be issued.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council supporting its proposals but highlighting the concerns referred to above.

(b) Charles Street and Trinity Street – Traffic Management and Parking Scheme

The Committee noted that with effect from 23rd April, 2010 the Dorset County Council had made two orders to prohibit entry to the paved area at the southern end of Charles Street and to prohibit waiting at all times and prohibit loading/unloading at all times in the same area of Charles Street except in newly designated loading bays and to introduce new disabled parking bays in Charles Street and Trinity Street.

During consideration of this item concern was expressed that a number of roads close to the Town centre were experiencing problems from long stay parked vehicles since the introduction of the parking meters.

It was

RESOLVED

That a meeting of the Traffic Panel be called in the not-too-distant future to discuss these concerns.

95. **WEST DORSET DISTRICT COUNCIL – TREES**

(a) Approvals

The Committee noted that the District Council had approved tree works to 6 Small Leafed Lime trees on land adjacent to the skatepark, Maumbury Road for highway safety reasons.

(b) Refusals

The Committee noted that the District Council had refused consent for the felling of 1 Horse Chestnut and replacement with a Birch at 15 Culliford Road South as the overall condition of the tree was good.

(c) Tree Preservation Order – Brewery Site – rear of 74 Prince of Wales Road

The Committee noted that the Tree Preservation Order referred to at Minute 87 (c)(i) had now been withdrawn and the Sycamore would be felled.

96. **SCHOOLS - MANOR PARK**

The Committee considered a request from a Police Community Support Officer seeking this Council's support for a Traffic Regulation Order to enforce the current zigzag lines outside the schools in the Manor Park area of Town.

It was

RESOLVED

That the Town Clerk be requested to write to the Dorset County Council supporting this proposal and requesting that the zigzag at the junction of South Court Avenue and Herrington Road be included.

97. **INFORMATION REPORTS**

The Committee received and noted the various reports which had been submitted for information.

(Councillor C.M. Hebditch left the meeting at this point.)

98. **PLANNING APPLICATIONS**

- (a) Withdrawals – 1/D/10/0102 & 0103LB – Single Storey Lean-to Extension & Side Extension – 43 High West Street

The Committee noted that these planning applications had been withdrawn from the Planning Register.

- (b) PA 1/D/10/0334 – 15m monopole structure incorporating 6 antennas, radio equipment, housing cabinets & ancillary development on land adjacent to Fordington Fields Roundabout, Alington Avenue

The Committee noted that the above planning application had been refused by the West Dorset District Council.

- (c) Development Control Committee

In accordance with Minute 84(a) the Committee consider who would represent the Council at the meeting of the Development Control Committee on 20th May, 2010.

It was

RESOLVED

That no Member be appointed at the present time and that the Clerk to this Committee be requested to alert all Members should an agenda item appear that calls for Council representation.

- (d) Generally

The Committee considered planning application referred to this Council for comment by the West Dorset District Council.

It was

RESOLVED

That the comments on the various planning applications as now agreed and set out at Appendix I be notified to the West Dorset District Council.

(The Clerk withdrew from the Meeting during the consideration of Planning Application 10527 as she had a Prejudicial Interest as this is her place of residence.)

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 26th April, 2010:

1 10523

Change of use from annexe to self contained residential unit at 80 Cambridge Road.
1/D/10/0364

No objection.

2 10524

Demolish B8 Use store. New building containing two flats on land adjoining 47 Monmouth Road. 1/D/10/0491

Recommend refusal. The Council are strongly of the opinion that this proposal is out of keeping with the area and over development. Concern was also expressed regarding the impact on the neighbours due to overlooking.

3 10525

New gazebo. Relocate bin store at Maiden Castle House. 1/D/10/0351

No objection.

4 10526

8 flats above commercial units. 5 three storey terraced houses. 3 two storey terraced houses. New garages in courtyard at South West Quadrant Poundbury, Sector 2.86A 1/D/10/0481

No objection.

5 10527

Reinstate railings to front boundary wall at 18 Lorne Road. 1/D/10/0534

No objection.

6 10528

Convert building from garage workshop into two dwellings at 21 Colliton Street. 1/D/10/0527 (CA)

No objection.

7 10529

Change of use from Chiropractic Clinic (Use Class D1) to single dwelling at 7 Icen Way. 1/D/10/0440 (CA)

No objection.

8 10530

Advertisement consent for new illuminated signage at 43 High West Street. 1/D/10/0592 (Grade II LB & CA)

Recommend refusal. This proposal is contrary to the shopfronts policy and the halo lighting would not enhance this Listed Building.

9 10531

Listed Building consent for internal alterations & new illuminated signage at 43 High West Street. 1/D/10/0593 (Grade II LB & CA)

Recommend refusal. This proposal is contrary to the shopfronts policy and the halo lighting would not enhance this Listed Building.

10 10532

Single storey infill extension at 43 High West Street. 1/D/10/0594 (Grade II LB & CA)

No objection.

11 10533

Listed Building consent for single storey infill extension at 43 High West Street. 1/D/10/0595 (Grade II LB & CA)

No objection.

12 10534

Construct track & bridge at The Oasthouse, St. George's Road. 1/D/10/0602 (Adjoining parish consultation. (Grade II LB)

Recommend Refusal. This Council are strongly of the opinion that this proposal would have a huge impact on this wild oasis with its many natural habitats.

13 10535

Outline applications to extend time limit for implementation of 1/E/02/000581 to develop land for B1 light industrial use with associated parking at Louds Mill. 1/D/10/0606

No objection.

14 10536

Extend time limit for implementation of 1/E/02/000582 to make alterations & erect extensions to existing industrial buildings to provide additional light industrial/office floor space & home/work unit. Construct new vehicular access at Louds Mill. 1/D/10/0607

No objection.

15 10537

Erection of new building comprising hotel, retail and ancillary accommodation and car parking at Brewery Square. 1/D/10/0659 (Affects the setting of the CA)

No objection.

16 10538

Demolish garage. New two-storey side extension & porch at 79 Mellstock Avenue. 1/D/10/0655

No objection.

17 10539

Porch & garage extension at 31 South Court Avenue. 1/D/10/0678

No objection.

18 10540

Conservatory at 2 Barrow Close. 1/D/10/0662

No objection.