

DORCHESTER TOWN COUNCIL

PLANNING AND ENVIRONMENT COMMITTEE

6th AUGUST, 2012

At a Meeting of the Planning and Environment Committee held on 6th August, 2012:

PRESENT Councillors K.E. Armitage, R.M. Biggs, T.C.N. Harries, S.C. Hosford (in the Chair), E.S. Jones, R.B. Potter, M.E. Rennie and D.S. Roberts.

APOLOGIES for absence were received from The Mayor (Councillor A.J. Canning) and Councillors V.J. Allan, C.S. Biggs, Trevor Jones, F.E. Kent-Ledger and D. Taylor.

17. **MINUTES**

The Minutes of the Meeting of the Committee held on 2nd July, 2012, adopted by Council on 24th July, 2012, were taken as read and were confirmed and signed by the Chairman as a correct record.

18. **SEWAGE WORKS – ST GEORGE’S ROAD**

The Committee was reminded that during consideration of the West Dorset, Weymouth and Portland Draft Local Plan, Members had expressed their concerns about how long the sewage works in St George’s Road would be able to cope with the capacity of new build and also when Wessex Water would require the return of land presently used for the household recycling centre.

Members had before them correspondence from Wessex Water which addressed these issues.

The Committee felt that it was important for Dorset County Council to be planning for a new household recycling centre and Members agreed that the County Council should be informed again of the Committee’s concerns regarding this matter and that an officer from the Council should be invited to attend a future meeting of the Committee to discuss and update Members on the latest position.

It was

RESOLVED

- (1) That the correspondence from Wessex Water be noted.
- (2) That Dorset County Council be informed of the Committee’s concerns regarding the requirement for a new household recycling centre and that an officer from the Council be invited to attend a future meeting of the Committee to discuss and update Members on the latest position.

19. **DORSET COUNTY COUNCIL**

(a) **Bournemouth, Dorset and Poole Minerals Core Strategy – Pre-Submission Draft**

The Committee noted that the draft Bournemouth, Dorset and Poole Minerals Core Strategy had been published and that any comments on the Plan needed to be submitted by 4.00pm on Friday 28th September, 2012.

(b) **Roundabout Sponsorship Signs**

Members considered correspondence from Dorset Highways regarding the sponsorship of roundabouts. The Committee felt that this was advertising and not sponsorship of individual roundabouts and that the signs hindered maintaining the roundabouts. It was also queried whether advertising consent was required for the signs and how long the signs would be in place.

Members also felt that if the signs were to go ahead the two maintained by the Town Council should say ‘Maintained by Dorchester Town Council’ rather than just having the Town Council’s name included on the sign.

In respect of naming the roundabouts the following suggestions were proposed:-

- Alington Avenue and Buckingham Way – Fordington Fields Roundabout;
- Weymouth Road and Tesco Superstore – Magpies Roundabout;
- Bridport Road and Peverell Avenue West – Fire Station Roundabout;
- Bridport Road and St John Way – St John’s Roundabout;
- Alington Avenue and Came View Road – Max Gate Roundabout;
- Bridport Road and Peverell Avenue East – Great Field Roundabout.

Whilst discussing roundabouts it was noted that the County Council had still not re-painted the mini roundabout at Fordington Cross.

It was

RESOLVED

- (1) That the County Council be informed of the possible need for advertising consents for the roundabout signs.
- (2) That the roundabout names suggested above be forwarded to the County Council and the Duchy of Cornwall.
- (3) That the County Council be requested to agree that the two roundabouts already maintained by the Town Council (Fordington Fields and Max Gate) have the words ‘Maintained by Dorchester Town Council’ included on them.

- (4) That the County Council be requested to re-paint the mini roundabout at Fordington Cross as a matter of urgency as had previously been agreed.

(c) New Cycle Network – Two Upgrades – Sawmills Lane to Max Gate

The Committee noted that the bridleway between Lucetta Lane and Armada Way would be closed for five days commencing on the 5th August, 2012 to enable an upgrade of the cycle network. It was reported that this stretch of the network could benefit from some additional street lighting and Members agreed to revisit this matter once the works had been completed.

(d) Parking – The Grove

The Committee noted that a Consolidation of On-Street Parking Places Order had been published to extend the three hour maximum stay to all day in The Grove and also to introduce free overnight and Sunday parking.

(e) French Market – 24th - 26th August, 2012

Members noted that a temporary prohibition of through traffic and waiting and loading restrictions Order had been issued for South Street from New Street to the Great Western Junction for the purpose of a French Market between 7.00am and 7.00pm.

The Committee felt that it would be beneficial to write to the Chamber of Commerce, Industry and Tourism requesting that a representative of the Chamber be present during the set up of the market with the aim of ensuring that the market stalls were located in the correct position and were not causing difficulties to the South Street shops.

It was

RESOLVED

That the Chamber of Commerce, Industry and Tourism be requested to have a representative present during the set up of the market so as to ensure that the market stalls were located in the correct position and were not causing difficulties to the South Street shops.

(Councillors E.S. Jones and R.B. Potter left the meeting at this point.)

20. WEST DORSET DISTRICT COUNCIL

(a) Installation of Broadband Cabinets

The Committee noted that BT had indicated that it wished to install broadband cabinets at the following locations:

- Pavement outside 20 Icen Way;

- Corner of junction between Prince of Wales Road and Culliford Road North;
- Pavement outside 4 Alexandra Road;
- Pavement outside 17a Trinity Street.

It was

RESOLVED

That West Dorset District Council be informed that this Committee had no objection to the proposals so long as the installations did not impede access along the pavement.

(b) Tree Works – Applications

The Committee noted that the following tree work applications had been forwarded to Ward Members for their consideration:

- To fell 2 Sycamore and Lawson Cypress, to prune 2 Sycamore and 1 Western Red Cedar at Culliford Court, Culliford Road North;
- To fell 2 Bay at Kennedy Legg Accountants, 10 Prince of Wales Road;
- To reduce the crown of 3 Lime at 9 Robins Garth;
- To fell 1 Monterey Cypress at 29 Queens Avenue.

(c) Tree Works - Approvals

The Committee noted that the following tree works had been approved by the District Council:

- To reduce 1 Yew by 20%, thin by 10% and raise crown by 2 metres at Princes Mews West;
- To fell 2 Bay at Kennedy Legg Accountants, 10 Prince of Wales Road.

21. **INFORMATION REPORTS**

The Committee noted the reports that had been circulated for information.

Arising from the consideration of the information reports it was

RESOLVED

That the Committee be circulated with an easy to follow guide in respect of applications for a ‘Certificate of Lawfulness’ if one can be obtained.

22. **PLANNING APPLICATIONS**

(a) Appeals

- (i) PA 1/D/11/1709 – Erect central chimney stack, rear flue & alterations to ground floor, replacing window with french windows at 7 Alexandra Terrace

The Committee noted that an Inspector had been appointed by the Planning Inspectorate to determine this Appeal which would proceed by way of a hearing at 10.00am on 15th August, 2012, at the offices of the District Council.

- (ii) PA 1/D/11/1325 – Redevelop site by the erection of three dwellings and the conversion of an office to an apartment at 11a St. George's Road

The Committee noted that an Appeal had been lodged with the Planning Inspectorate against the District Council's refusal of the above application. The Appeal would proceed by way of written representations on or before the 31st August, 2012.

- (b) Withdrawals

The Committee noted that planning applications 1/D/12/0568 and 0569 – 5 High East Street had been withdrawn from the Planning Register.

- (c) Generally

The Committee considered planning applications referred to this Council for comment by the West Dorset District Council. Members were circulated with correspondence received by the Council in respect of the planning applications and it was requested that this continue for future meetings of the Committee.

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.

Chairman

PLANNING APPLICATIONS CONSIDERED

Planning Applications considered on 6th August, 2012:

1 10996

Front extension in place of existing porch area at 39 Mellstock Avenue. 1/D/12/0942

No objection to the application. However the Council did query the amount of Permitted Development being allowed to the rear of the property.

2 10997

Listed Building consent for alterations to shop front. New signage panel and vinyl lettering. Replace hanging sign panel at 2 South Terrace. 1/D/12/0937 (CA & Grade II LB)

No objection. The Council did however wish to express its opinion that access to the property should be level and were unsure if this was the case from the plans submitted.

3 10998

Reinstate chimney at 20 Cornwall Road. 1/D/12/0930 (CA)

No objection.

4 10999

Listed Building consent to replace juliette balcony door with french window style door at 2 The Malthouse, Fordington High Street. (CA & Grade II LB)

Recommend Refusal. Detrimental to the character of a Listed Building.

5 11000

Replace juliette balcony door with french window style door at 2 The Malthouse, Fordington High Street. 1/D/12/0682 (CA & Grade II LB)

Recommend Refusal. Detrimental to the character of a Listed Building.

6 11001

Conversion and extension of vacant office to 8No. 2 bedroom flats and 4No. 1 bedroom flats with associated parking and amenity space at Hillfort House. 1/D/12/0927

No objection. The Council would however request that appropriate archaeological investigations are made prior to development because of the closeness of the development to a Scheduled Ancient Monument.

7 11002

Listed Building consent to erect iron railings along front wall at Purbeck House, 61 High Street, Fordington. 1/D/12/0952 (CA & Grade II LB)

No objection.

8 11003

Erect iron railings along front wall at Purbeck House, 61 High Street, Fordington. 1/D/12/0951 (CA & Grade IILB)

No objection.

9 11004

Change of use of Building 1 (Corston House) from the approved use (Class B1) to 5No. residential apartments. Erect carport and bin store at 12 Corston Street, Poundbury. 1/D/12/0941

No objection.

10 11005

Variation of conditions 4, 6 and 7 on PA 1/D/12/000099 - Erect restaurant with colonnade and outdoor seating area (amended scheme) (Variation of condition) at The Buttercross, Poundbury. 1/D/12/0975

No objection.

11 11006

Advertisement consent for non-illuminated sign at Lidl, The Grove. 1/D/12/0961 (CA)

No objection.

12 11007

First floor extension over the top of the existing flat roofed garage to the southern side of the house at 4 Weatherbury Way. 1/D/12/0982

No objection.

13 11008

Variation of condition 23 of PA 1/D/10/000763 - amend the BREEAM requirement level of the library from excellent to very good at the Charles Street Development. 1/D/12/0980 (CA)

Recommend Refusal. Radical departure from original concept and agreed planning permission.

14 11009

Alterations to shopfront at 2 South Terrace. 1/D/12/0911 (CA & Grade II LB)

No objection. The Council did however wish to express its opinion that access to the property should be level and were unsure if this was the case from the plans submitted.

15 11010

Two storey rear extension and single storey side extension at 22 Brutus Close. 1/D/12/0812

Recommend Refusal. Overdevelopment. Overbearing effect on neighbouring property.

16 11011

Variation of condition 4 of P.P. 1/D/12/000307 to allow door/side panel to be constructed in aluminium with a powder coated finish at Avenue House, South Walks Road. 1/D/12/1019 (CA)

No objection.

17 11012

Listed Building consent to finish the rear aspect external wall with a traditional lime render. Replace current soil and vent pipe and branches. Remedial works to the rear eaves at 47 Icen Way. 1/D/12/1020 (CA & Grade II LB)

No objection.

18 11013

Erection of extensions to front and rear of property at 28 Shaston Crescent. 1/D/12/1065

No objection.

19 11014

Erect extension at Flat 1, 25 Ashley Road. 1/D/12/1062

No objection.

20 11015

Demolition of two dwellings Nos. 67/69 Bridport Road and the Former Fire Station and the redevelopment to form 39 sheltered apartments for the elderly including communal facilities (Category II type accommodation), access, car parking and landscaping at the former Fire Station and 67 & 69 Bridport Road. 1/D/12/0936

No objection. The Council did however query the lack of affordable homes within the development proposal.