

Dorchester Town Council

Planning and Environment Committee held via the Zoom Video Conferencing

Platform

1 June 2020

Present: The Mayor, Councillor R Biggs and Councillors A. Canning, L. Fry, J. Hewitt, S. Hosford, G. Jones, E.S. Jones, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillors T. Harries and F. Kent-Ledger

Also in attendance: Councillors D Leaper and F Hogwood

Sanjiv Gohil, Director of CZWG Architects and Robert Ackland, Director of The Brewery Square Development Company Ltd.

1. Declarations of Interest

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

2. Minutes

The minutes of the meeting of the Committee held on 27 April 2020 were confirmed subject to the inclusion of 'Held via the Zoom conferencing platform' being added to the meeting description to be signed by the Chairman at a later date.

3. Presentation

WD/D/18/002594 PHASE 3 BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE, DORCHESTER

Members received a presentation from Sanjiv Gohil, Director of CZWG Architects and Robert Ackland, Director of The Brewery Square Development Company Ltd.

The Committee heard that Phase three of the development would consist of 164 apartments and 32 houses (196 new homes in total), 87 of which would be affordable housing. The phase would also include 196 parking spaces.

The Committee heard that the Dorset Council's Planning Officer's comments had been noted and efforts had been made to address the concerns raised whilst ensuring the phase remained financially viable.

The Committee noted that the third phase of the development would include a play area which would be maintained by the Brewery Square management company.

The Committee were concerned that the proximity of the road and parking bays to the proposed play area at Bitter End would pose a danger to children and pedestrians and requested that the concerns be addressed by incorporating a pedestrian crossing from Hancock House to the play area and the use of other traffic calming measures be explored. The Director of The Brewery Square Development Company Ltd thanked the Committee for bringing their concern to his attention and confirmed that consideration would be given to ensure the safety of children accessing the play area.

The Committee discussed the proposed landscaping for the scheme and heard that the proposal included soft landscaping throughout the Phase which would include trees, shrubbery and raised borders. The Committee requested a robust landscaping plan with a focus to help break up the view of lines of cars parked along the roads.

The Committee reiterated the Town Council's commitment to negating the effects of the declared climate emergency and requested that renewable energies such as electric car charging points and solar energy panels where possible be incorporated into the design. The Committee were assured by both the Director of CZWG Architects and the Director of The Brewery Square Development Company Ltd that electric car charging points would be incorporated into the design and the use of other renewable energies such as PV's would be explored. The Committee heard that Greenwood House, Hancock House and the Malt House had cycle stores already incorporated into their design.

The Committee also expressed concerns about the vehicular access to Bitter End from Culliford Bridge. The Committee agreed that it was be difficult for pedestrians to anticipate vehicles turning into Bitter End from the junction at Culliford Bridge and requested that measures be implemented to improve pedestrian safety. The Committee heard that the road from Culliford Bridge into the development had been designed with a chicane affect but it was agreed that further discussions would take place with the Dorset Council to ensure the safety of pedestrians and motorists.

Resolved

The Committee considered the application, comments in appendix 1 to be submitted to the Dorset Council.

4. Planning Applications for Comment

The Committee considered the planning applications referred to the Council for comment by Dorset Council.

Resolved

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

5. Minute Update Report

1) Minute 83 (02 March 2020) Network Rail

The Committee noted the correspondence received from Network Rail. The Committee recognised that works needed to be undertaken to prevent leaves dropping on the line, visibility difficulties for rail staff and the risk of fallen trees, however the Committee were disappointed at the scale of the clearance and the effect to wildlife and felt that the embankments should be regularly maintained as opposed to being left until problems arose which resulted in the need for extensive tree felling and vegetation removal.

The Committee appreciated the efforts made by Network Rail to remove the litter on the site.

6. Dorset Heathland Planning Framework 2020-2025 Supplementary Planning Document and Poole Harbour Recreation Supplementary Planning Document Adoption (3)

The Committee noted that the Dorset Council had Adopted the updated Dorset Heathlands Planning Framework 2020 - 2025 Supplementary Planning Document. The Committee heard that the Dorset Council were inviting local land owners and organisations to suggest new Heathland Infrastructure Projects.

7. **Dorchester Community Area Land Trust**

The Committee noted that the Dorchester Community Area Land Trust would be resubmitting an amended planning application to the Dorset Council.

8 **Covid-19 Temporary Highways Response Measures for Social Distancing**

The Committee heard that the Dorset Council had been issued with Statutory Guidance from the Department for Transport requesting that they consider implementing measures to support social distancing and help maintain safe cycling and walking. The measures included widened footways, temporary cycle lanes, road closures and measures outside schools.

The Committee discussed various suggestions such as extending pavements, requesting that the Dorset Council issue additional outside seating licenses to Cafes and making changes to the existing bus stops.

The Committee agreed that a fast response would be required. The Committee agreed that a small group of Councillors should meet to discuss ideas to support social distancing and help maintain safe cycling and walking to put forward to the Dorset Council. It was agreed that the group would consist of Councillors A. Canning, F. Hogwood, R. Potter and ES Jones.

Resolved

That a small group of Councillors would meet to discuss ideas to support social distancing and help maintain safe cycling and walking to put forward to the Dorset Council.

9. **Planning Issues to Note**

Members noted the Planning Issues reported.

WD/D/19/000868 OLD MILITARY HOSPITAL, GROVE TRADING ESTATE, DORCHESTER

1) The Committee heard that an appeal had been lodged with the Planning Inspectorate against the Dorset Council for non-determination. The Committee recognised that the application would be difficult to determine with the absence of a development plan for the Marabout Industrial Estate and requested that the Clerk to the Committee write to the Dorset Council to request a Development plan for all of the Industrial Estates in Dorchester.

Resolved

That the Clerk to the Committee write to the Dorset Council and request that a development plan for the industrial estates in Dorchester be created.

Appendix 1
Dorchester Town Council
Planning and Environment Committee 1 June 2020

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

- E1.** [WD/D/20/000840 16 BALMORAL CRESCENT, DORCHESTER, DT1 2BW](#)
Erection of entrance porch.
No objection
- E2.** [WD/D/20/000743 4 SALISBURY TERRACE, SALISBURY STREET, DORCHESTER, DT1 1JT](#)
Replacement and repairs to roof.
No objection
- E3.** [WD/D/20/000793 3 HILLSIDE TERRACE, HIGH STREET FORDINGTON, DORCHESTER, DT1 1LY](#)
Internal and external alterations to include front and rear roof dormers and erection of porch at the front of the property.
No objection
- E4.** [WD/D/20/000563 OLD GAS WORKS, ICEN WAY, DORCHESTER, DT1 1EW](#)
Demolition of existing frontage building, erect block of 4no. flats and erect block of 13no. flats (to create 17 flats in total) with cycle and bin stores, access, parking and associated works.

No objection in principle to the development of the site.

The Committee felt strongly that due to the very nature of the site that provision should be made for at least one third affordable Housing, to allow the development to closely meet the requirements of HOUS1 of the Adopted Local Plan.

The Committee agreed that due to the location of the site an archaeological evaluation would be required.

The Committee were disappointed by the proposed removal of the trees and greenery on the site and requested that the green boundary be retained.

The Committee felt it important that the Article 4 Direction be adhered to and the boundary wall on Icen Way be retained.

It was requested that a contamination study of the site be completed.

The Committee were concerned about the lack of natural light to Block A in particular to the ground floor flats and requested that a light tunnel or alternative solution be incorporated into the design of the block to provide more natural light.

The Committee requested that the original building be retained.

North Ward (Councillor A. Canning)

- N1.** [WD/D/20/000819 29 MOUNTAIN ASH ROAD, DORCHESTER, DT1 2PB](#)
Demolition of fire damaged garage and Erection of side extension.

No objection

- N2.** [WD/D/20/000947 3 CORNHILL, DORCHESTER, DT1 1BA](#)
Conversion and alterations of the upper floors to create 3no. residential units.
No objection
- N3.** [WD/D/20/000948 3 CORNHILL, DORCHESTER, DT1 1BA \(Listed Building Consent\)](#)
Internal and external alterations to facilitate the conversion of upper floors to 3no. residential units.
No objection
- N4.** [WD/D/20/001035 64 HIGH WEST STREET, DORCHESTER, DT1 1XA](#)
Installation of 1no additional CCTV dome camera to u/s of soffit.
No objection
- N5.** [WD/D/20/001036 64 HIGH WEST STREET, DORCHESTER, DT1 1XA \(Listed Building Consent\)](#)
Works to facilitate the installation of 1no additional CCTV dome camera to u/s of soffit.
No objection
- N6.** [WD/D/20/001062 PHOENIX HOUSE, 16 HIGH EAST STREET, DORCHESTER, DT1 1HH \(Listed Building Consent – Retrospective\)](#)
Repairs and replacement works to areas affected by dry rot.
No objection
- West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)**
- W1.** [WD/D/20/000869 7 OLGA ROAD, DORCHESTER, DT1 2LY](#)
Install rear dormer window.
No objection
- W2.** [WD/D/20/000955 21 OLGA ROAD, DORCHESTER, DT1 2LY](#)
Erection of single storey flat roofed extension and alterations (demolition of existing conservatory).
No objection
- W3.** [WD/D/20/001053 73 CAMBRIDGE ROAD, DORCHESTER, DT1 2JF](#)
Erect rear extension.
No objection
- South Ward (Councillors G. Jones, R. Potter and M. Rennie)**
- S1.** [WD/D/20/001054 8 WEATHERBURY WAY, DORCHESTER, DT1 2EF](#)
Erection of side and rear extensions; create additional parking area; alterations to the existing property.
No objection
- S2.** [WD/D/20/001155 77 MELLSTOCK AVENUE, DORCHESTER, DT1 2BH](#)
Demolish existing garage and single storey flat roof extension and build 2 storey side extension in its place forming garage/utility & wc to ground with bedroom/en-suite and dressing room over. Extend main house 2 storey to rear to form dining/living area to ground floor with master bedroom at 1st floor over. Form 2 storey side extension to other side of house forming playroom to ground floor with 2 bedrooms/shower room to 1st floor over. Lean-to rear extension forming dining/living area. Variation of condition 1 of planning approval WD/D/17/001419 plans list.
No objection

No objection in principle. The Committee were concerned that the upper floor of the side extension jutted out rendering it extremely close to the boundary which had potential to cause problems for the property in the future.

S3. [WD/D/20/000765 28 HERRINGSTON ROAD, DORCHESTER, DT1 2BS \(Amended Plan / Description\)](#)

Erection of single storey rear extension and first floor balcony.

No objection

S4. [WD/D/20/001029 WINTERBOURNE HOSPITAL, HERRINGSTON ROAD, DORCHESTER, DT1 2DR](#)
Erection of single storey extension, alterations to roof, installation of building services plant and external alterations to support a new MRI suite.

No objection in principle. The Committee were concerned about the accuracy of the Noise Emission Statement and felt that it was unreasonable to assume that the neighbouring D'Urberville Close could not be considered as particularly tranquil. The Committee requested that a Noise Emission Study be carried out at the site and that sound proofing measures be implemented as opposed to sound dampening measures.

S5. [WD/D/18/002594 PHASE 3 BREWERY DEVELOPMENT SITE, WEYMOUTH AVENUE, DORCHESTER](#)
Application for approval of reserved matters for appearance, landscaping, layout & scale of outline planning permission 1/D/13/000999 (196 units) (Amended scheme).

The Committee welcomed and supported the application. The Committee did request that renewable energies such as electric car charging points and solar energy panels where possible be incorporated into the design in this time of climate emergency.

The Committee were concerned that the proximity of the road and parking bays to the proposed play area at Bitter End would pose a danger to children and pedestrians and requested that the concerns be addressed by incorporating a pedestrian crossing from Hancock House to the Play Area and the use of other traffic calming measures be explored.

The committee would like to see a robust landscaping plan to help break up the view of lines of cars parked along the roads.

The Committee also expressed concerns about the vehicular access to Bitter End from Culliford Bridge. The Committee agreed that it was be difficult for pedestrians to anticipate vehicles turning into Bitter End from the junction at Culliford Bridge and requested that measures be implemented to improve pedestrian safety.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

No applications.