

Dorchester Town Council

Minutes of the Planning and Environment Committee held via the Zoom Video Conferencing

Platform

2 November 2020

Present: A. Canning, L. Fry, J. Hewitt, S. Hosford, E.S. Jones, , F. Kent-Ledger, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: The Mayor, Councillor R Biggs and Councillors T. Harries and G. Jones

Also in attendance: Councillors S. Biles and F. Hogwood

38. 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.

39. Minutes

The minutes of the meeting of the Committee held on 5 October 2020 were confirmed and approved to be signed by the Chairman.

40. Developer's Comment

The Committee heard comments from Robert Ackland, Director of the Brewery Square Development Company Ltd regarding application WD/D/20/002561 BREWERY SQUARE, DORCHESTER and noted that Hancock House would consist solely of discounted to market dwellings which would be provided by Footstep Living, The Draft 5 Affordable Housing Scheme would replace the Draft 4 Affordable Housing Scheme and that some minor amendments to the terminology of the agreement had been made.

The Committee considered the application and raised no objection to the amendments.

41. Dorset Council Car Parking Charges

The Committee discussed the proposed changes to the existing car parking charges across Dorset and expressed their disappointment at the proposal and that the Committee had not been consulted.

The Committee expressed their frustration that despite previous assurances which dated back a number of years, that a complete review of the parking strategy for Dorchester would be completed, progress had not been made. The Committee opposed the increased charges and were concerned that the increased charges would deter people from visiting the Town, cause

additional parking problems in nearby residential streets, be detrimental to the night time economy and would not achieve the Dorset Council's desired outcome of increased income.

The Committee requested further information on the proposed changes to the parking charges.

Resolved

- I. That the Clerk to the Committee write to the Dorset Council to request further information on the proposed increased parking charges.

42. Department for Transport Consultation on Pavement Parking: Options for Change

The Committee considered a report by the Chairman of the Planning and Environment Committee on the Department for Transport's consultation on Pavement parking: options for change.

The Committee considered the three options proposed and agreed that the third option of a national pavement parking prohibition would be more preferable as it would be easier to understand and easier to enforce.

The Committee agreed to authorise the Committee Clerk, in consultation with the Chair to make response based on the Committee's comments and preferred option.

Resolved

- I. That the Committee Clerk, in consultation with the Chair to make response based on the Committee's comments and preferred option.

43. The County of Dorset (Various Roads in the District of West Dorset) (Consolidation of Orders made for the Regulation of Traffic) Order 2014 (as amended), (Amendment Order No. , 20') Various Roads, Dorchester – Prohibition and Restriction of Waiting – Coburg Road

The Committee considered the revised proposal that the restrictions be no waiting Monday to Friday 8am to 9am and 3pm to 4pm and agreed to support them.

Resolved

- I. That the Committee Clerk notify the Dorset Council of the Committee's support to the revised proposal.

44. Judge Jeffery's 6 High West Street Dorchester

The Committee heard that a number of complaints had received regarding the condition of the Judge Jeffery's building. The Committee felt strongly that action should be taken to prevent the building from falling into further

disrepair which would result in a loss of heritage to the Town. The Committee requested that the Clerk to the Committee write to the Conservation Officer at the Dorset Council, English Heritage and the property owners to request that the building be brought up to repair as a matter of urgency. The Committee requested that the issue be brought to the attention of the Full Council.

The Committee also agreed that it would be advantageous to invite the Dorset Council's Conservation to a future meeting of the Planning and Environment Committee to outline the remit of the Conservation Officer's position and the perimeters of their responsibilities.

Recommended

- I. That the condition of the Judge Jeffery's building be brought to the attention of the Full Council.

Resolved

- I. That the Clerk to the Committee invite the Dorset Council's Conservation Officer to attend a future meeting of the Planning and Environment Committee.

45. Wessex Water Refill Point Installation

The Committee noted that the Wessex Water Refill Point would be installed in lower South Street subject to authorisation from Dorset Council.

46. Planning Applications for Comment

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

47. Minute Update Report

The Committee noted the Minute Update Report.

1. Minute 28 (7 September 2020) Dorchester South Station

Committee requested that the Clerk to the Committee write to Network Rail and reiterate the request for a site visit and to clarify the location of the damaged wall.

1. Minute 37, 2 (5 October 2020) Planning Issues to Note

The Committee noted Highway England's response to the request for urgent works to be carried out on the A35 to alleviate the flooding. The Committee felt that the stated timescale for improvements to be made detailed in the response was unacceptable and requested that the Clerk to the Committee request further information on the proposed works.

Resolved

- I. That the Clerk to the Committee write to Network Rail to reiterate the request for a site visit.
- II. That the Clerk to the Committee respond to Highways England and request further details on the proposed works to alleviate flooding on the A35.

48. Planning Issues to Note

The Committee noted the Planning Issues reported.

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Appendix 1

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

E1. [WD/D/20/002387 32 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW](#)

Convert and extend existing dwelling to provide 17 supported living apartments with communal facilities and associated landscaping.
No objection.

The Committee were minded to stress that the existing boundary walls should remain as they are a defining characteristic of Prince of Wales Road.

E2. [WD/D/20/002159 15 STONEHOUSE COURT, POUND LANE, DORCHESTER, DT1 1LP](#)

Replace existing window with UPVc french door.

No objection.

E3. [WD/D/20/002042 7 SOUTH WALKS ROAD, DORCHESTER, DT1 1ED](#)

Change of use from (A3) private garage to a (A1) Delicatessen.

The Committee considered the application, however they were unable to draw a conclusion as the plans submitted do not indicate if the frontage would be changed (Councillors were concerned as it is in the conservation area), the Committee queried if the delicatessen would be operating as a café as the plans that have been submitted suggest a seating area. The Committee expressed concerns for the separate dwelling above and queried if sound proofing and insulating measures would be implemented.

The Committee request an extension on commenting and have requested that the additional information be provided.

North Ward (Councillor A. Canning)

N1. [WD/D/20/002160 DORCHESTER TOWN HALL, HIGH EAST STREET, DORCHESTER, DT1 1HF](#)

Erection of Two storey extension and internal and external alterations. New bio-mass boiler installation in new extension.

As Dorchester Town Council is the landowner, no comment will be made on this application.

N2. [WD/D/20/002161 DORCHESTER TOWN HALL, HIGH EAST STREET, DORCHESTER, DT1 1HF \(Listed Building Consent\)](#)

Works to facilitate internal and external alterations.

As Dorchester Town Council is the landowner, no comment will be made on this application.

N3. [WD/D/20/002067 DORCHESTER TOWN COUNCIL MUNICIPAL BUILDINGS, THE CORN EXCHANGE, HIGH EAST STREET, DORCHESTER, DT1 1HF](#)

Essential re-roofing to the Council Chamber and Stair Hall roof.

As Dorchester Town Council is the landowner, no comment will be made on this application.

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

W1. [WD/D/20/002138 32 OLGA ROAD, DORCHESTER, DT1 2LX](#)

Erection of Single storey rear extension.

No objection.

W2. [WD/D/20/002218 10 ROMULUS CLOSE, DORCHESTER, DT1 2TH](#)

Installation of Cedral shiplap cladding over cement render at first floor on north, south, east and west elevations.

No objection.

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

S1. [WD/D/20/002561 BREWERY SQUARE, DORCHESTER](#)

Modification of Section 106 agreement dated 9th November 2015 (planning approval 1/D/13/000999).

No objection.

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

P1. [WD/D/20/002108 UNIT 1 AND UNIT 2, PARKWAY FARM BUSINESS PARK, MIDDLE FARM WAY, POUNDBURY, DORCHESTER, DT1 3AR](#)

Change of use of building 1 from D1 (non-residential institutions) to E (Commercial, Business and Service) B2 (General Industrial) and B8 (Storage or distribution) and change of use of building 2 from B2 (General Industrial) to E (Commercial, Business and Service) B2 (General Industrial) and B8 (Storage or distribution).

No objection.