

Dorchester Town Council
Minutes of the Planning and Environment Committee
4 September 2023

Present: Councillors R. Biggs, L. Fry, J. Hewitt, R. Potter (Vice - Chairman), Ricardo (Chairman), D. Taylor, A. Canning, T. Harries, S. Hosford, S. Jones, F. Kent-Ledger, R. Major, and M. Rennie.

Apologies: Cllr D. Leaper

Also in attendance: Councillors F. Hogwood and K. Reid.

25. Declarations of Interest

Councillor L. 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.

26. Minutes

The minutes of the meeting of the Committee held on 7 August 2023 were noted.

27. Community Safety in Dorchester

The Committee received a presentation on community safety issues (including CCTV) in Dorchester from John Newcombe, Dorset Council's Licensing & Community Safety Manager.

Dorset Council was considering a bid to the Home Office's Safer Streets funding stream in order to invest in CCTV infrastructure and fibre connectivity, along with 24-hour monitoring. If the infrastructure could be improved, John Newcombe asked if the town council would consider an annual contribution of £6,000 to enable daytime monitoring of the CCTV feed. At present, the focus for monitoring is on the 4.00pm to 4.00am period. However, Dorchester is generally considered to be a very safe area based on crime data. Some other town councils do contribute to the cost of CCTV monitoring. In general, Dorset Council was trying to build a partnership approach to investing in CCTV and crime prevention.

Cllr Fry stated that there should be a partnership between all local authorities in order to benefit the local economy. Both Cllr Potter and Cllr Harries expressed concerns about the current state of the CCTV infrastructure and John Newcombe indicated that there perhaps had been less investment in the systems in Dorchester due to low crime rates and the need to tackle crime and ASB in other areas of the county. John Newcombe stated that although there were not CCTV cameras in other areas of the town, such as Poundbury, there were other systems in operation such as mobile speed cameras for road safety.

Cllr Major asked that if the town council contributed £6,000 annually to the cost of daytime monitoring would Dorset Council guarantee to invest in the camera infrastructure and connectivity. John Newcombe indicated that the cost of capital investment would be

significant and that the contribution of £6,000 should be seen a good will gesture. Cllr Rennie suggested that Dorset Council should submit a formal request for this funding to the town council and Cllr Jones asked that this request be supported an assessment of the current state of the CCTV infrastructure.

Cllr Kent-Ledger also raised the issue of shop window 'wrapping' which obscured views into shops. There was a concern that such wrapping could hinder the prevention of illegal sales or other unwanted activities. John Newcombe stated that Dorset Council did use techniques such as test purchases and other investigations to prevent such activity – and the issue of shop front wrapping could be dealt with via the licensing process.

28. DTAG Streets Alive Update

The Committee received a presentation from Giles Watts of Dorchester Transport Action Group on the forthcoming Streets Alive event. Cllr Jones asked if DTAG would like volunteers to help with the event and, if so, then names could be passed to Emma Scott to pass to DTAG.

Giles Watts also indicated that the group wishes to give all children who participated in the event a free hi-visibility vest and it was suggested by members that a grant application for the cost of these should be submitted to Management Committee as soon as possible.

29. Planning Applications for Comment

The committee consider and commented on the planning applications received from Dorset Council (Appendix 1 attached).

30. Minute Update Report

There were none to report.

31. Planning Issues to Note

Cllr Rennie mentioned a previous planning application for a development on St George's Road and queried whether neighbours had been sufficiently informed via the display of site notices.

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Planning & Environment Committee – 4 September 2023
Planning applications considered

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

- E1. P/FUL/2023/04258 Dorchester Sewage Treatment Works St Georges Road Dorchester Dorset DT1 1PE
Installation of two containerised cabin buildings to be positioned in the South East area of Dorchester Water Recycling Centre.
No objection.
- E2. P/HOU/2023/04465 5 Syward Road Dorchester Dorset DT1 2AJ
Install new window on South Elevation.
No objection.
- E3. P/HOU/2023/04720 36 Casterbridge Road Dorchester DT1 2AQ
Erect two storey front extension. Erect carport with first floor side extension over.
No objection.
- E4. P/HOU/2023/04062 14 Prince Of Wales Road Dorchester DT1 1PW
Erect ancillary building to the rear of the property.
No objection.

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

- N1. P/VOC/2023/04303 Dorset County Hospital Williams Avenue Dorchester Dorset DT1 2JY
Partial demolition of onsite buildings and structures and the consolidation and expansion of healthcare facilities including up to 10,920 sq.m of net additional floorspace (including an extension to the emergency department and intensive care unit, expansion of medical and health services including a primary care health hub and a new hospital support centre) green infrastructure and other ancillary works including changes to site access arrangements (application for outline planning permission with all matters reserved except vehicular access onto Damers Road) (with variation of condition 14 of planning permission P/OUT/2022/02976 to allow alteration of tree removal requirements as defined in the Barrell Tree Consultancy drawings and reports approved under Condition 14)

Objection.

The Committee discussed the application and were concerned about the environmental impact of the removal of existing trees and hoped that a tree planting scheme will be incorporated into the plans to ensure the provision of more trees.

- N2. P/FUL/2023/04026 Palace Court Durngate Street Dorchester DT1 1EU**
Install replacement windows to communal areas.
No objection.
- N3. P/LBC/2023/04561 Barclays 10 South Street Dorchester DT1 1BT**
Install bird spikes to the rear of the property.
No objection.
- N4. P/LBC/2023/04595 & P/ADV/2023/04667The Corn Exchange High East Street Dorchester DT1 1HF**
Display 2no. non illuminated vertical banners to the south elevation.

As Dorchester Town Council is the applicant, no comment will be made on these applications.

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

- W1. P/HOU/2023/04356 165 Damers Road Dorchester Dorset DT1 2JP**
Erect single storey rear extension, (demolish existing). Erect flat roofed link garage, (demolish existing).
No objection.

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

- S1. P/LBC/2023/04125 Drgnfly 2 Brewery Square Dorchester DT1 1HX**
Display 2no. Printed Banners, 1no. Resin Logo sign and Individual Foamax lettering.
No objection.
- S2. P/ADV/2023/04120 Drgnfly 2 Brewery Square Dorchester DT1 1HX**
Display signage.
No objection.
- S3. P/FUL/2023/04329 10 Manor Road Dorchester DT1 2AU**
Erect bungalow with associated access and parking.

Objection.

The Committee considered that the council should object to the application on the basis that it is contrary to Local Plan policies ENV10 (townscape setting), ENV12 (design and positioning of buildings) and COM7 (safe transport network). Members considered that the creation of an access drive alongside the boundary of the property would cause nuisance to the adjacent neighbours and would represent over-development contrary to the character of the neighbourhood. Members were also concerned about the two properties sharing one driveway and access onto Manor Road. In addition, the proposal would represent over-development of a residential neighbourhood.

S4. P/HOU/2023/04464 2 Mellstock Avenue Dorchester Dorset DT1 2BE

Convert garage to residential accommodation.

Objection.

The Committee discussed the application and objected on the basis that it may allow the property to become two separate residences. If the application is granted consent, then the Committee requested that a planning condition is included restricting the occupation of the building for the purposes which form an integral part of the planning unit known as 2 Mellstock Avenue.

S5. P/HOU/2023/04375 88 Weatherbury Way Dorchester DT1 2EG

Convert detached Garage/ Workshop to annexe and extend to link to host dwelling.

Objection.

The Committee decided to object to this planning application on the basis that its design will be detrimental to the appearance of the streetscene. Members consider the application to be contrary to Local Plan policies ENV 10 (townscape setting) and ENV 12 (design), particularly given that the design will not be in harmony with the appearance of the other properties in this area of Weatherbury Way. Members were also concerned that the proposal may subdivide the property into two residences. If the application were approved, therefore, the Committee requested that a planning condition be added restricting the occupation of the building for the purposes which form an integral part of the planning unit known as 88 Weatherbury Way.

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

No applications received to date.

For Information

FI1. P/NMA/2023/04640 5 Caernarvon Close Dorchester DT1 2EH

Non material amendment to planning permission P/HOU/2021/05743 (Erect single storey side and front extension with air conditioning unit over and two storey extension) to lower a section of blockwork and reduce number of windows to office and change porch from brick to stone walls.

FI2. P/NMA/2023/04883 Scout Association Lubbecke Way Dorchester Dorset DT1 1QL

Non material amendment - to change some of the timer fence boundary treatment to a brickwork wall to planning permission P/FUL/2021/02056. (Change of use from a former scout hut to 1 No. dwelling. Create new vehicular and pedestrian access and 2 No. additional parking spaces).