

**APPLICATION NUMBER:** WD/D/20/002457

**APPLICATION SITE:** COUNTY HALL, COLLITON PARK, DORCHESTER, DT1 1XJ

**PROPOSAL:** Various Flags at certain times of the year to be flown on 3 existing flag poles (6m x2 and 7.5m) on the roof of County Hall. This is an ongoing activity, there is no end date as such.

**APPLICANT** – Mrs Saunders (Dorset Council)

**Case Officer** – Philip Longhurst

**Ward Member(s)** – Cllr Andy Canning, Cllr Les Fry

### **1.0 Summary of Recommendation:**

1.1 Grant, subject to conditions

### **2.0 Reason for the recommendation:**

- The scale and design of the flags are appropriate, in both their scale and design
- The development would not result in any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application.

### **3.0 Key Planning Issues**

<b>Issue</b>	<b>Conclusion</b>
Impact on character of conservation area	The proposal would not have an adverse impact on the character of the local area.
Neighbour amenity	The proposal would not have an adverse impact on neighbouring amenity.

### **4.0 Description of Site**

4.1 The application relates to Dorchester County Hall, a 1950s red brick building designed by county architect H.E. Matthews. The site is located within the Dorchester Conservation Area.

The building is situated in Colliton Park, the former garden of Colliton House, which is a Grade II listed building located opposite County Hall. In addition, the site is visible from a number of other listed buildings, situated on High West Street and is adjacent to the Dorchester Roman walls SAM which runs parallel to its LH side.

## 5.0 Description of Proposal

5.1 The proposal is for the installation of various flags on existing flag poles on the roof of County Hall.

## 6.0 Relevant Planning History

<b>Application No.</b>	<b>Application Description</b>	<b>Decision</b>	<b>Date of decision</b>
1/D/07/001343	Install 2No pole mounted antenna and ancillary equipment	A	31 August 2007
1/D/13/001646	Installation of new external boiler flue to north elevation of Colliton Annexe Block.	A	20 December 2013
1/E/03/002040	Install 3 new roof based equipment cabinets & replace existing 6 antenna with 6 new antennas on a like for like basis	UNK	
1/E/06/001559	Replace 3No antennae's and install cabinet on rooftop	A	02 October 2006
1/E/80/000612	ERECT EXTENSION TO SEARACH ROOM OF COUNTY ARCHIVISTS DEPT	A	28 July 1980
1/E/84/000228	Demolish East car park wall Make alterations to extend magistrates committee rooms & members accommodation. with car parking	A	17 May 1984
1/E/84/000229	County Hall Colliton Park DORCHESTER	A	01 January 1900
1/E/84/000230	Erect fire brigade HQ and offices	A	17 May 1984

<b>1/E/85/000620</b>	Make alterations to convert basement (North East wing) to office space	A	08 January 1986
<b>1/E/88/000440</b>	Erect 3 storey extension for use as offices/computer suite	W	20 June 1988
<b>1/E/88/000441</b>	Erect 3 storey extension for use as offices/computer suite	A	29 June 1988
<b>1/E/88/000655</b>	Erection of re-locatable building for use as office	A	25 August 1988
<b>1/E/90/000717</b>	Make internal alterations and provide covered area to kitchen yard, fit extractor fan to former entrance porch	A	20 February 1991
<b>1/E/99/000002</b>	ERECT 3 NO REPLACEMENT EQUIPMENT CABINETS WITH ASSOCIATED WORKS		08 September 1999
<b>WD/D/14/001315</b>	Installation of new external metal flues for replacement boiler plant within East Court car park	A	16 June 2014
<b>WD/D/14/001490</b>	Notification of Electronic Communications Code Regulations 2003 to utilise permitted development rights at existing mast 92474	UNK	
<b>WD/D/15/001126</b>	Installation of a samo cabinet on existing rooftop and associated development	PANR	14 September 2015
<b>WD/D/19/000791</b>	Notification of intention to install 3no		04 April 2019

	new telecommunications Antenna at a height of 24.6 mts along with any necessary ancillary equipment on the existing 21.6 mt structure		
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## 7.0 Relevant Constraints

Important Local Buildings  
Dorchester Conservation Area  
Setting of listed buildings

## 8.0 Consultations

8.1 Dorchester Town Council – No objection  
8.2 Conservation officer – Support

## 9.0 Representations

None received

## 10.0 Relevant Policies

### National Planning Policy Framework

As far as this application is concerned, the following section(s) of the NPPF are considered to be relevant;

- 4. Decision-making
- 12. Achieving well designed places
- 16. Conserving and enhancing the historic environment

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

### Adopted West Dorset and Weymouth & Portland Local Plan (2015)

- ENV4. Heritage Assets
- ENV10. The Landscape and Townscape Setting

ENV14. Shop Fronts and Advertisements  
ENV16. Amenity

## **11.0 Human rights**

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

## **12.0 Public Sector Equalities Duty**

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

As part of the proposed development two allocated disabled parking spaces would be provided, one unit would be provided with the all the accommodation on the ground floor with parking located to the side of the unit.

## **13.0 Financial benefits**

N/A

## **14.0 Climate Implications**

N/A

## **15.0 Planning Assessment**

### **Impact on the Character of the Conservation Area**

The proposal is for the installation of various flags on three existing flag poles, on the roof of County Hall.

It is considered that the scale and design of the signage would be appropriate when viewed in context against the existing building and would not be detrimental to the character of the conservation area or to the setting of listed buildings.

The Conservation Officer was consulted on the application and raised no objections to the proposal.

### **Neighbour amenity**

The signage is to be non-illuminated and of an appropriate scale and design and accordingly, the proposal would not introduce any neighbour amenity issues.

## **17.0 Conclusion**

It is considered that the scale and design of the flags are appropriate and that they would not present any neighbour amenity issues. Therefore, the proposal is considered to be acceptable.

## **18.0 Recommendation**

### **Grant subject to conditions:**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Drawing Number 01 received on 06/11/2020

Site Plan - Drawing Number 02 received on 06/11/2020

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

REASON: As is required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 No advertisement shall be sited or displayed so as to;
- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purposes of security or surveillance or for measuring the speed of any vehicle.
- REASON: As is required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 4 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- REASON: As is required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 5 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- REASON: As is required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 6 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.
- REASON: As is required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
- 7 The flags hereby permitted by this permission are:
- LGBT Pride Flag
  - International Nurses Day Flag
  - Wessex Flag
  - Srebrenica Flag
  - Roma Holocaust Flag
  - 999 Emergency Services Day Flag
  - Black History Month Flag

- St Margaret's Day (Scottish Flag)
- NHS Thank you Flag
- Dorset Flag
- South Sudan Flag
- Union Flag
- St Georges Flag
- St David's Day Flag
- Dorset County Council Flag
- Commonwealth Flag
- United Nations Flag
- European Union Flag
- Remembrance Day (Poppy) Flag
- Armed Forces Day Flag
- French Tricolour
- La Manche (Twinned) Flag
- Merchant Navy Flag

as shown on the submitted photographs received 6th November 2020.

REASON: For the avoidance of doubt and in the interests of proper planning.