



Dorchester Town Council

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2 November 2022

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday, 7 November 2022** commencing at **7.00pm**.

Steve Newman
Town Clerk

Public Attendance and Speaking at the Meeting

The meeting will be held under the Government's Living With Covid Guidance. If you wish to attend it would be very helpful if you could **notify the clerk by 0900 on the morning of the meeting** so that we can include you in our arrangements to keep you and other participants safe.

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please let the Clerk know when advising of your attendance. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose interests where appropriate. A Member who declares any interest must leave the room. A Member who declares a registerable interest as a Council nominee to a partner organisation may first address the meeting as a member of the public.

Membership of the Committee

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

1. Apologies and Declarations of Interest

It is recommended that twin hatted Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 3 October 2022.

3. Car-free Day in Dorchester

To receive a short presentation from Giles Watts of Dorchester Transport Action Group regarding a Car Free day in Dorchester.

4. Town Centre Masterplan and Local Plan Update

To receive an update on the Town Centre Masterplan and to note that the Dorset Council have published updated local evidence and background papers which can be viewed at <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan/dorset-council-local-plan-evidence-and-background-papers>.

5. Dorchester South Train Station

To receive an update on the proposed works to the Red Star Building at Dorchester South Station.

6. Planning Applications for Comment

To receive and comment on the planning applications received from Dorset Council (Appendix 1 attached).

7. Minute Update Report

To receive and consider the minute updates reported.

8. Planning Issues to Note

To note any planning related issues including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.

Dorchester Town Council
Minutes of the Planning and Environment Committee
3 October 2022

Present: Councillors L. Fry, S. Hosford, G. Jones, S. Jones, D. Leaper, R. Potter (Chairman), M. Rennie and R. Ricardo.

Apologies: The Mayor (Councillor J. Hewitt) and Councillors R Biggs, T. Harries, F. Kent- Ledger and R. Major.

29. Declarations of Interest

Councillors L. Fry and S. Jones stated that as a members of Dorset Council's Area Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting.

Councillors S. Hosford and M. Rennie declared an interest in planning application N4.P/FUL/2022/05419 Weld Court West Walks Dorchester Dorset DT1 1RJ.

30. Minutes

The minutes of the meeting of the Committee held on 5 September 2022 were confirmed and signed by the Chairman.

31. Town Centre Masterplan and Local Plan Update

The Committee considered the revised Dorchester Town Council Town Centre Masterplan and agreed that it should be adopted. The Committee heard that the adopted plan would then be presented to the Dorset Council when discussing the local 'Dor' policies.

The Committee noted the paper which was to be presented to the Dorset Council Cabinet meeting held on 4 October 2022. The Committee agreed to take careful note of the cabinet meeting whilst bearing in mind that the Dorset Council may suffer constraints from other higher authorities. The Committee agreed to continue to monitor the situation.

Recommended

That the Dorchester Town Council Town Centre Masterplan be adopted.

32. 20mph Speed Limit Approach

The Committee considered the Dorset Council's 20mph speed limit policy. The Committee were concerned that the requirement to undertake a survey of residents, the requirement to have a threshold level of support of 60% from the respondents of households affected by the proposed 20mph scheme and the requirement of a Community Speedwatch team to be in place for at least one year was too onerous and negative in contrast to the Department for Transport's ambitions. Councillor Les Fry, a member of the Dorset Council Place and Resources Overview Committee agreed to raise the Committee's concerns at the Place and Resources Overview Committee meeting to be held on 6 October 2022.

The Committee requested that all Town and Parish Councils be consulted on the Policy before it goes to the Dorset Council Cabinet.

33. Dorchester South

The Committee considered if it should ask the Policy Committee for an amount to be allocated in the Town Council's budget to support works to Dorchester South Train Station. The Committee agreed that whilst it remained supportive of the scheme, until it was clear how much funding would be required the Committee would be unable to request funding.

It was agreed that further information regarding the cost of the works was required.

34. Planning Applications for Comment

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

35. Minute Update Report

There were no minute updates to report.

36. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 3 October 2022
Agenda Item 6
Planning Applications for Comment

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

- E1. P/HOU/2022/05463 York House York Road Dorchester DT1 1QA**
Replacement of existing entrance gates with new hardwood entrance gates & fit new black metal letterbox plate.

No objection.
- E2. P/HOU/2022/05512 6 Braemar Road Dorchester DT1 2AR**
Erect Single Storey Rear Extension.

No objection.
- E3. P/HOU/2022/05722 32 Balmoral Crescent Dorchester DT1 2BW**
Remodel of the main entrance Porch.

No objection.

North Ward (Councillor A. Canning & D. Taylor)

- N1. P/LBC/2022/04251 The Little Keep Barrack Road Dorchester Dorset DT1 1SQ (Listed Building Consent)**
Works to the Orderly room only. Remove existing end grain wood block flooring and bitumen base. Lay new DPM and limecrete base supply and lay new end grain wood blocks to match removed blocks.

No objection.
- N2. P/FUL/2022/05444 15 Cornhill Dorchester Dorset DT1 1BJ**
Installation of a safety ladder on the rear elevation & alterations of existing metal guardrails to include an access gate at the top of the ladder.

No objection.
- N3. P/FUL/2022/05243 Flat 11 Palace Court Durngate Street Dorchester DT1 1EU**
Install replacement windows to front and rear elevations.

No objection.
- N4. P/FUL/2022/05419 Weld Court West Walks Dorchester Dorset DT1 1RJ**
Erect extension to resident's lounge & construct patio area.

No objection.

N5. P/FUL/2022/05882 22 High East Street Dorchester DT1 1EZ

Change of use of existing ground floor retail use to 2 No. self-contained flats (Class C3) (at rear) retaining part as retail (Class E).

No objection.

The Committee welcomed the addition of two extra dwellings.

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

W1. P/FUL/2022/05704 52 Louise Road Dorchester Dorset DT1 2LU

Erect 2no two bedroom new dwellings with off-road parking (demolish detached garage/store).

Objection.

The Committee felt strongly that the application would be overdevelopment of the site. The proposed development would harm the living conditions of residents and future occupiers in terms of loss of privacy to the existing dwelling and neighbouring dwellings, contravening ENV.16 of the adopted Local Plan. The Committee were particularly concerned about the proposed parking arrangements and the lack of a suitable turning circle which would be dangerous for highway access.

The committee were disappointed in the proposed loss of a tree and felt the proposed replacement insufficient.

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

No applications received to date.

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

P1. P/HOU/2022/05762 4 Hintock Street Poundbury Dorchester DT1 3FB

Convert part of attached garage to habitable space. Install roof lights to rear roof pitch, install new door and window.

No objection.

Dorchester Town Council
Planning & Environment Committee – 7 November 2022
Agenda Item 6
Planning Applications for Comment

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

No applications received to date.

North Ward (Councillor A. Canning & D. Taylor)

- N1. P/FUL/2022/06018 36 High West Street Dorchester Dorset DT1 1UP**
Change of use from restaurant (use class E) to Indian Takeaway (use class Sui Generis).
- N2. P/ADV/2022/06019 36 High West Street Dorchester Dorset DT1 1UP**
Display of 1no. non-illuminated fascia sign.

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

No applications received to date.

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

- S1. P/HOU/2022/06144 19 Weatherbury Way Dorchester DT1 2ED**
Erect Single storey rear extension and front porch.

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

No applications Received to date.

For information

- FI1. P/PALH/2022/06186 32 Mellstock Avenue Dorchester Dorset DT1 2BQ**
Erect single storey extension: To extend 4.80 beyond beyond the rear wall of the original dwellinghouse: maximum height 2.90: height to eaves 2.55.
- FI2. P/NMA/2022/06423 4 Middle Farm Cottages Bridport Road Poundbury Dorchester DT1 3RS**
Non material amendment - change rear elevation first floor windows to planning permission P/HOU/2022/01085 (Erect single storey rear, and two storey side extension. Erect entrance porch and detached two bay garage).
- FI2. P/PACD/2022/06404 Princes House Princes Street Dorchester DT1 1TP**
(DC: You are being notified for information purposes. This application is not a planning application but a request for the Council to determine whether or not Prior Approval is required for the proposal.)
Change of use from Commercial, Business and Service to 26 No. residential flats (Class C3) with car parking.

- FI3. P/CLE/2022/06314 14B South Street Dorchester DT1 1BS**
Certificate of lawfulness to confirm abandonment of use as a dwelling.