



Dorchester Town Council

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30 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, 5 December 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 sign the Minutes of the meeting of the Committee held on 7 November 2022 (adopted by Council on 28 November 2022).

3. Town Centre Masterplan and Local Plan Update

To receive an update on the Town Centre Masterplan and Local Plan.

4. 20MPH Speed Limit

A request has been received for a 20mph speed limit in Manor Park, The Committee are asked if it would support the application.

5. Planning Applications for Comment

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

6. Minute Update Report

To receive and consider the minute updates reported.

7. 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
7 November 2022

Present: The Mayor (Councillor J. Hewitt) and councillors R Biggs, L. Fry, T. Harries, S. Jones, R. Potter (Chairman), R. Major, M. Rennie, R. Ricardo and D. Taylor.

Apologies: Councillors S. Hosford, G. Jones, F. Kent- Ledger and D. Leaper.

37. 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.

38. Minutes

The minutes of the meeting of the Committee held on 3 October 2022 were confirmed and signed by the Chairman.

39. Car- Free Day in Dorchester

The Committee received a short presentation from Giles Watts of Dorchester Transport Action Group (DTAG) regarding a Car Free day in Dorchester. The Committee heard that the idea for the day originated from the International Car Free Day as part of the European Mobility Week and that DTAG were hoping to replicate a similar day in Dorchester.

The Committee were supportive of the idea in principle but advised that it would be better to combine the event with an existing event that already implements road closures such as the Heritage Open Day.

40. Town Centre Masterplan and Local Plan Update

The Committee noted that the Dorset Council had published updated local evidence and background papers.

41. Dorchester South Train Station

The Committee received an update on the proposed works to Dorchester South Train Station. The Committee requested that the clerk to the committee contact South Western Railway and request regular updates on the works.

Resolved

That the clerk to the committee request regular updates on the works at Dorchester South Train Station from South Western Rail.

42. **Planning Applications for Comment**

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

43. **Minute Update Report**

i) **Minute 32 - 20mph Speed Limit Approach (3 October 2022)**

The Committee noted that the policy had been before the Dorset Council's Place and Resources Overview Committee, the Committee heard that the policy had been approved subject to some amendments to include the removal of the requirement to have at least 60% support and be amended to having demonstrative community support. The Committee heard that the policy would be reviewed after one year, at which point Dorchester Town Council should request that the policy go before the Dorset Council Scrutiny Committee.

A Committee member enquired what the process would be to proceed with a previous 20mph request for Lubbecke Way. It was agreed that the Committee Clerk would find out.

ii) **Minute 3 Planning Applications for Comment – Application**

P/HOU/2021/03816 Chimes House, 6 South Walks Road, Dorchester, DT1 1ED

The Committee were disappointed to not that the application had been approved despite Dorchester Town Council's recommendation of refusal.

Resolved

- 1) That a request be made to the Dorset Council for the 20mph Speed Limit Approach Policy go before the Place and Resource Scrutiny Committee once it has been reviewed.
- 2) That the Clerk to the Committee provide an update on a previous application for a 20mph at Lubbecke Way at a future meeting.

44. **Planning Issues to Note**

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 7 November 2022
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).

No objection.

N2. P/ADV/2022/06019 36 High West Street Dorchester Dorset DT1 1UP

Display of 1no. non-illuminated fascia sign.

No objection.

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.

No objection.

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 4.80m beyond the rear wall of the original dwellinghouse: maximum height 2.90m: height to eaves 2.55m.

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.

The committee hoped that the 26 residential flats would be affordable housing.

FI3. P/CLE/2022/06314 14B South Street Dorchester DT1 1BS

Certificate of lawfulness to confirm abandonment of use as a dwelling.

Dorchester Town Council objected to the removal of the staircase (Planning application P/FUL/2021/00652) at the Planning and Environment Committee meeting held on 2 August 2021) and notes that the application was refused by Dorset Council . The Committee are aggrieved that the applicant has proceeded to remove the staircase despite the application being refused.

The committee echo the comments of Steven March, Senior Environmental Health Officer of Dorset Council in his response to application P/FUL/2021/00652 that due to the 'The lack of options appraisal and alternative costed uses, The lack of an independent and accurate development appraisal,' the committee would recommend that the local planning authority consider refusal of a certificate of lawfulness on the grounds of insufficient information to make a reasoned decision, particularly when there is such a high demand for affordable housing within the Town.

The Committee were concerned that should it be granted, the building would fall into disrepair in the future.

The case has been reported to Dorset Council's enforcement team.

Dorchester Town Council
Planning & Environment Committee – Monday, 5 December 2022
Planning Applications for Comment

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

- E1. P/LBC/2022/04224 19 Fordington Dairy Athelstan Road Dorchester DT1 1FD (Listed Building Consent)**
Retain works carried out to remove section of wall/partition to create sewing room within bedroom.
- E2. P/HOU/2022/05483 33B London Road Dorchester Dorset DT1 1NF**
Erect two storey side extension.
- E3. P/HOU/2022/06502 & P/LBC/2022/0650310 South Walks Road Dorchester Dorset DT1 1ED**
Replace corrugated iron roof covering and roof structure of existing lean to extension, partially rebuild rear wall. External & internal alterations.
- E4. P/FUL/2022/07194 8 Holloway Road Dorchester Dorset DT1 1LF**
Erect external staircase & replace first floor window with external door.

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

No applications received to date.

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

- W1. P/HOU/2022/06860 81 Queens Avenue Dorchester Dorset DT1 2EP**
Erect extension (demolish existing conservatory, garage, utility and car port).

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

- S1. P/FUL/2022/06067 Manor Park Church Of England First School Mellstock Avenue Dorchester Dorset DT1 2BH**
Siting of a converted container classroom on the existing playground for the use of the pre-school.

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

No applications received to date.

For Information

- FI1. P/PALH/2022/06597 43 Kingsbere Crescent Dorchester DT1 2DY**
Erect single storey rear extension: To extend 3.5 m beyond beyond the rear wall of the original dwellinghouse: maximum height 3:6 m and height to eaves 2.4 m.