



Dorchester Town Council

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29 November 2023

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday, 4 December 2023** 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 A. Chisholm (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry, T. Harries, J. Hewitt, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Vice - Chairman), M. Rennie, R. Ricardo (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 note and sign the Minutes of the meeting of the Committee held on 6 November 2023 and ratified by Council on 27 November 2023. (Available at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/231106-Minutes-.pdf>)

3. Notes of Fairfield Road Task and Finish Group Meeting

To receive the notes of a meeting of the Fairfield Task and Finish Group.

4. Planning Applications for Comment

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

5. Minute Update Report

To receive and consider the minute updates reported.

6. 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

Planning & Environment Committee – 4 December 2023

Agenda Item 3

**Dorchester Town Council
Fairfield Road Task and Finish Group
5.00pm on Monday, 27 November 2023**

In attendance: Cllrs J. Hewitt, F. Hogwood and D. Taylor

Apologies received: Cllr M. Rennie

Also in Attendance: Chris Peck, Dorset Council Principal Transport Planner

- The Draft layout

The group looked at a proposed design scheme for Fairfield Road. The group heard that the aim of the design was to create an attractive area which would enhance the market site and include a footpath that would be adopted by Dorset Council. The group were informed that the bollards incorporated in the design would create flexibility for the market as the market provider would have the option to operate them on market days.

The group noted that although it would be desirable to place a crossing from Fairfield Road directly into Drayhorse Yard, it would not be possible as legislation does not permit a crossing at an entrance of a junction which although regularly closed off, the entrance to Drayhorse Yard, still constituted as a junction.

The group raised concerns about cars parking close to the junction to Fairfield Road on Weymouth Avenue, which made visibility difficult for pedestrians and motorists. Chris Peck suggested that it would be possible to look at placing a loading restriction and suitable curbing in the area to minimise the problem.

The group also raised concerns about the impact of additional traffic being diverted to Maumbury Road and were informed that measures such as ‘keep clear’ marking would be incorporated to minimise congestion.

The group were pleased to see that trees and flora had been incorporated into the scheme and were keen that trees bearing fruit which would be beneficial to birdlife could also be included and that a 5 meter gap around the stone horse-trough had been proposed to ensure that it was recognised as an important aspect of the Town’s history.

It was noted that it was hoped that the first phase of works would commence in January 2024 and would be completed in March 2024.

- Consultation

The group agreed that a co-design process with relevant stakeholders would be of value in working out further details on what people want to see there in terms of materials. The group hoped that this could be arranged in the early part of 2024.

- **Responsibilities**

The group agreed that further discussion would be required regarding who would assume the various responsibilities of maintaining the area and any commitments of Dorchester Town Council would require approval from Council.

- **Budget**

The group noted that funding had been set aside for the scheme by both Dorchester Town Council and the Dorchester Markets Informal Joint Panel. The group agreed that further detail of the proposed scheme would be required before it would be possible to commit funding. It was suggested that several options be brought before the group.

Date of Next Meeting

It was agreed that the next meeting should take place in January and that the Dorset Council's Landscape Architect and the Town Clerk should be invited to attend.

Dorchester Town Council
Planning & Environment Committee – 4 December 2023
Agenda Item 4
Planning Applications for Comment

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

- E1. P/FUL/2023/06443 Exhibition Court London Road Dorchester DT1 1NE**
Convert an undercroft parking space to form a secure bin and cycle store.

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

- N1. P/VOL/2023/06673 Dorchester Town Hall High East Street Dorchester Dorset DT1 1HF**
Internal and external alterations to remodel the ground floor to provide a new entrance space, café/bar and community facilities (with variation of condition 2 of listed building consent P/LBC/2023/03307 to amend floor plans).

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

- N2. P/LBC/2023/04957 17-18 High East Street Dorchester**
Re-roofing of existing building, re-using the existing tiles. Redecoration of external elements. Damp proofing internally.

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

- W1. P/HOU/2023/06643 55 Alexandra Road Dorchester DT1 2LZ**
Demolish boundary wall and erect single storey rear extension.

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

- S1. P/VOC/2023/06640 4 Alfred Road Dorchester Dorset DT1 2DW**
Erect 1st floor extension over ground floor footprint and form single storey lean-to side infill extension (with variation of condition 3 of planning permission P/HOU/2021/05731 to amend approved plans)

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

No applications received to date.

For Information

- FI1. P/NMA/2023/06323 Phase 3 Brewery Square Dorchester Weymouth Avenue**
Non-material amendment to planning permission WD/D/18/002594 (Outline 1/D/13/000999) to alter the arrangement of the doors on the Eldridge Street Houses & the Bitter End Houses.
- FI2. P/CLP/2023/05808 11 Friary Lane Dorchester DT1 1JJ**
Certificate of Lawful use : Alteration of use to an existing basement. Proposed change is works to address damp, insulation and addition of walls, flooring and ceiling to make into a habitable space.
*The above Certificate of Lawful Use Proposed application has been received by Dorset Council.
You are being notified for information purposes only.*

Planning Issues to Note

1. Application P/FUL/2022/07965 14 South Street Dorchester Dorset DT1 1BS

(Considered at the Planning and Environment Committee meeting held on 9 January 2023)

An Appeal has been lodged with the Planning Inspectorate against the Dorset Council's refusal of the above application. Any additional representations must be made to the Planning Inspectorate by 21 December 2023. The Committee previously commented "Objection - as per policy: 'ENV15. EFFICIENT AND APPROPRIATE USE OF LAND

i) Development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.' The committee felt it was inappropriate to lose the opportunity of residential accommodation when there is clear demand for affordable accommodation within the town centre. "

2. Application P/CLP/2023/05598 6 Albert Road Dorchester Dorset DT1 1SF

(Considered at the Planning and Environment Committee meeting held on 6 November 2023)

Has been refused, the case officer's report can be found at <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=400145>