

**Dorchester Town Council**  
**Minutes of the Planning and Environment Committee**  
**4 July 2022**

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

**Apologies:** Councillors A Canning, T. Harries and D. Taylor.

**6. 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.

**7. Minutes**

The minutes of the meeting of the Committee held on 6 June 2022 were confirmed and signed by the Chairman.

**8. Master Plan Update**

The Committee heard that an informal workshop for Councillors to attend to discuss the Masterplan would be arranged after the Committee Chairman and Town Clerk had met with Jo Witherden, prior to the production of a further updated vision and supporting document. It was agreed that the Vice Chairman should also attend the initial meeting with Jo Witherden.

**9. Dorchester South Mid-Tier Accessibility Scheme – Consultation**

The Committee discussed the Dorchester South Mid-Tier Accessibility Scheme – Consultation and agreed that it would be supportive of the demolition of the Red Star building to make way for an open access(for safety purposes) waiting area. The Committee would prefer that the shelter be placed closer to the main ticket office.

The Committee also agreed that it would like to see:

- An entrance / exit located next to the bridge on platform 1
- Improvements to the landscaping on Platform 2
- The establishment of a 'Friends of Dorchester South Station group' (which the Council would be supportive of)

The Committee asked the Clerk to the Committee to request an update from the Dorset Council regarding any Section 106 monies set aside for the improvements.

It was agreed that the Committee Clerk should notify the South Western Railway, Regional Development Manager of the Committee's comments regarding the Dorchester South Mid-Tier Accessibility Scheme Consultation.

**Resolved**

1. That the Clerk to the Committee request an update on S106 monies from Dorset Council.
2. That the Clerk to the Committee notify the South Western Railway, Regional Development Manager of the Committee's comments.

**10. Dorchester Transport Action Group (DTAG)**

The Committee heard that DTAG had appointed a Chairman, Treasurer and a Secretary and that the group had been formally established. The Chairman of the Committee welcomed the Group's progress.

**11. Climate Emergency Action Plan Task and Finish Group Minutes**

The Committee noted the Climate Emergency Action Plan Task and Finish Group Minutes.

The Committee discussed Minute 4 and requested that the Dorset Council be contacted to request that they remind the school bus contractors of their responsibility to turn off their engines when collecting / dropping off their passengers at the schools. The Committee agreed that if they became aware of any buses idling outside any of the schools that they would report them individually to the Dorset Council.

A Committee member referred to Minute 5 and queried the response received from Dorchester BID levy payers.

**Resolved**

1. That the Dorset Council be contacted to request that they remind the school bus contractors of their responsibility to turn off their engines when collecting / dropping off their passengers at the schools.
2. That the Dorchester BID be asked about the responses to the Litter Free Dorset Survey.

**12. Planning Applications for Comment**

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

### **13. Minute Update Report**

There were no minute updates to report.

### **14. Planning Issues to Note**

Members were reminded that requests for applications to be looked at in detail are submitted to the Committee Clerk in good time.

Plans will be available on the day of the meeting if circumstances dictate.

**Dorchester Town Council  
Planning & Environment Committee – 4 July 2022  
Planning Applications for Comment**

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

**E1. P/HOU/2022/03252 & P/LBC/2022/03253 (Listed Building Consent) 2 Icen Way Dorchester Dorset DT1 1EW**

Install rear dormer.

No objection.

**E2. P/HOU/2022/03640 4 Alfred Place Dorchester DT1 1NW**

Erect single storey rear extension. Re-roof existing roof and install rooflight. Replace existing rear windows.

No objection.

**North Ward (Councillor A. Canning)**

**N1. P/FUL/2022/03417 Top O Town House Bridport Road Dorchester Dorset DT1 1XT**

Change of use of office to 9 residential apartments plus associated internal & external works (alternative scheme to that approved under WD/D/18/000910).

Objection.

The Committee were concerned by the potential loss of parking spaces in the Dorset Council operated Top o' Town Car Park due to the proposed Westerly facing entrance detailed in drawing 19/105/ SK19, submitted with the application.

On the provision that it was guaranteed that there would be no loss to parking spaces to the Top o' Town Car Park, the Committee would welcome the application.

**N2. P/LBC/2022/03356 Top O Town House Bridport Road Dorchester Dorset DT1 1XT (Listed Building Consent)**

Carry out external works associated with the conversion of building to 9no. apartments.

Objection.

The Committee were concerned by the potential loss of parking spaces in the Dorset Council operated Top o' Town Car Park due to the proposed Westerly facing entrance detailed in drawing 19/105/ SK19, submitted with the application.

On the provision that it was guaranteed that there would be no loss to parking spaces to the Top o' Town Car Park, the Committee would welcome the application.

**N3. P/FUL/2022/03452 Heritage Automotive The Grove Dorchester DT1 1XU**

Erect extension to bodyshop to house additional franchise with sales and repair areas.

No objection.

**N4. P/LBC/2022/03816 South Lodge South Walks Dorchester DT1 1DS**

General interior redecoration repair and repaint all windows and doors. Replacement of two fire places, replacement of radiators, replacement of various stone paving in the interior. Introduction of two self contained ensuite pods. Reinstatement of a window and door to the West Elevation. Installation of glass balustrade as protection to the existing mentioned in the Listing staircase and another to protect a window lighting the service stair.

No objection. Dorchester Town Council welcomes the refurbishment of this important building.

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

**W1. P/HOU/2022/03823 18 Great Western Road Dorchester Dorset DT1 1UF**

Raise store roof. Infill covered area to extend store.

No objection.

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

**S1. P/HOU/2022/03351 29 Manor Road Dorchester DT1 2AX**

Erect Single Storey rear extension, first floor side extension over existing roof slope of garage, provision of new porch, demolition of conservatory and internal alterations.

No objection.

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

**P1. P/RES/2022/02234 Sectors 4.12, 4.14, 4.15, 4.17 Poundbury North West Quadrant Dorchester**

Appearance; layout & scale for the erection of 27no. dwellings - matters reserved for further approval by outline planning permission ref. 1/D/09/001363.

No objection, however the Committee regretted the lack of renewable energies incorporated into the designs.

The Committee requested the provision of bird and bat boxes which had been successfully incorporated in to previous applications for earlier phases.

The Committee also requested that any buildings over three floors incorporate the provision of a lift facility to ensure that all properties be accessible.

**P2. P/RES/2022/01930 Sectors 4.18, 4.20, 4.21, 4.23, 4.26, 4.27 and 4.28 North West Quadrant Poundbury**

Access; appearance; landscaping; layout & scale for the erection of 106no. dwellings, 448m<sup>2</sup> of non-residential development & associated roads, drainage & other infrastructure - matters reserved for further approval by outline planning permission ref. 1/D/09/001363.

No objection, however the Committee regretted the lack of renewable energies incorporated into the designs.

The Committee requested the provision of bird and bat boxes which had been successfully incorporated in to previous applications for earlier phases.

The Committee also requested that any buildings over three floors incorporate the provision of a lift facility to ensure that all properties be accessible.

**P3. P/HOU/2022/02636 34 Holmead Walk Poundbury Dorset DT1 3GE**

Install 3 dormers to front elevation. Convert roof space into accommodation. Erect two storey rear extension. Internal alterations.

Objection.

The Committee felt that the proposal would result in overdevelopment of the site, contravening Env.12 of the adopted local plan. The Committee had concerns about the potential loss of a shared parking space.

For information

**FI1. Hillfort House Poundbury Road Dorchester Dorset DT1 2PN**

Non-material amendment to Planning Permission P/FUL/2021/04624 for the addition of 2 No. parking spaces.

**FI2. P/CLP/2022/03468 29 Manor Road Dorchester Dorset DT1 2AX**

Install rear dormer, 2 No. rooflights and convert loft space into additional accommodation.

*The above Certificate of Lawful Use Proposed has been received. You are being notified for information purposes only. (Dorset Council).*

**FI3 P/CLP/2022/03796 7 Manor Road Dorchester Dorset DT1 2AU**

Certificate of Lawfulness for a two storey rear extension, single storey rear extension & new porch.

*The above Certificate of Lawful Use Proposed has been received. You are being notified for information purposes only. (Dorset Council).*