

Dorchester Town Council
Minutes of the Planning and Environment Committee
9 January 2023

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

In Attendance

Councillor F. Hogwood
Chris Peck, Dorset Council

Apologies: Councillor R. Major.

52. Declarations of Interest

Councillors S. Jones and L. Fry stated that as 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.

53. Minutes

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

54. Town Centre Masterplan and Local Plan Update

The Chairman reported on the potential impact of the government announcement on the 5 December 2022 regarding the Levelling Up and Regeneration Bill and requested the Clerk arranges a meeting with Dorset Council to discuss the impact of the bill.

Resolved

That the Clerk contacts Dorset Council to arrange a meeting.

55. Fairfield Road Enhancement

Members heard a presentation from a Dorset Council officer regarding plans for Fairfield Road, followed by a question and answer session. Members discussed the possibility of the Council contributing towards the enhancement of the scheme. It was noted that the proposed scheme would be subject to a period of public consultation.

Resolved

(1) That the scheme be supported in principle.

- (2) That, subject to further discussion and agreement on the final approved scheme, the Policy Committee be asked to consider a contribution towards additional enhancements if appropriate.

56. Dropped Kerb Request

Members were presented with a request for a dropped kerb on School Lane.

Resolved

That members support the proposal.

57. Street Naming – Brewery Square Development

The Committee was asked to support to a street name ‘Dray Masters Lane’ for the Brewery Square Development.

Resolved

That the Committee supports the name ‘Dray Masters Lane’ and wishes to express their thanks to the developer for consulting with the Committee.

58. Planning Applications for Comment

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

59. Minute Update Report

- i) **Minute 51.1. Planning Issues to Note of the Planning and Environment Committee - 5 December 2022, broken street light on the A35 exit towards Max Gate.**

The Clerk updated the issue had been reported on Fix My Street, it had not yet been repaired.

Resolved

That the Clerk monitors and follows up.

- ii) **Minute 51.1. Planning Issues to Note of the Planning and Environment Committee - 5 December 2022, Kings Road Drainage works and drainage works around Dorchester.**

The Clerk updated, Dorset Council Highways reported the works are still ongoing and ward members would continue to be updated. Other drains in Dorchester would only be investigated should a problem arise.

60. Planning Issues to Note

- 1) A member requested the Environment Agency be contacted for an update on their plans for flood prevention measures along the Mill Stream and around Mill Stream House.

Resolved

That the Clerk contacts the Environment Agency.

- 2) Members praised the works on the A35 to relieve the flooding at the exit onto the A352. A question was raised over the continuing flooding around the Max Gate roundabout.

Resolved

That the Clerk raises the issue of flooding at the Max Gate roundabout with Dorset Council Highways.

Dorchester Town Council
Planning & Environment Committee – 9 January 2023
Planning Applications for Comment

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

- E1. P/HOU/2022/06616 9 Gatcombe Close Dorchester DT1 2AW**
Build up over existing single storey extension to form first floor extension over. Erect rear single storey extension.

No Objection
- E2. P/HOU/2022/07795 30 Icen Way Dorchester DT1 1ER**
Replacement of profiled sheet roofing with roof lights and blocking up of existing side window.

No Objection
- E3. P/VOC/2022/07507 32 Prince Of Wales Road Dorchester DT1 1PW**
Convert and extend existing dwelling to provide 17 supported living apartments (Class C2) with communal facilities and associated landscaping (with variation of condition 3 of planning permission WD/D/20/002387 to amend approved plans.

No objection: Subject to the front boundary wall be retained and the parking space from original application reinstated, bringing number of parking spaces back up to six.

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

- N1. P/FUL/2022/06018 36 High West Street, Dorchester, Dorset, DT1 1UP**
(Revised Application) Change of use from restaurant (use class E) to Indian Takeaway (use class Sui Generis). Installation of replacement flume on the rear elevation. (Amended description agreed 13 January 2022).

No Objection
- N2. P/FUL/2022/07965 14 South Street Dorchester Dorset DT1 1BS**
Change of use of upper floor flat (C3 dwellinghouse) to storage associated with the shop on the ground floor (Class E - Commercial, Business and Service).

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. '

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

W1. P/HOU/2022/07778 6 Britannia Way Dorchester DT1 2QR

Erect first floor front and side extension above existing flat roofed garage, utility and porch.

No Objection

W2. P/FUL/2022/06835 18 Coburg Road Dorchester Dorset DT1 2HW

Demolish existing bungalow and erect 1 No. dwelling and associated detached annexe and garage. Create new vehicular and pedestrian access and 2 No. parking spaces.

No Objection

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

S1. P/HOU/2022/07251 52 Manor Road Dorchester Dorset DT1 2AY

Demolish existing garage, utility and conservatory and erect new two storey side extension with rear single storey and front single storey.

No Objection

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

No applications received.

For Information

FI1. P/CLP/2022/07568 1 Earl Close Dorchester Dorset DT1 1DY

Erect single-storey rear extension. Replacement of existing first-floor rear window with doors and Juliet balcony. New doors and glazing added to the existing openings to the front entrance porch.

FI2. P/PALH/2022/07589 44 Coburg Road Dorchester DT1 2HR

Replace an existing rear Conservatory with a new flat roof extension. Adjacent lean-to roof to be replaced with a flat roof to match and the accommodation below re-modelled