

Dorchester Town Council
Minutes of the Planning and Environment Committee
6 March 2023

Present: The Mayor (Councillor J. Hewitt) and councillors R Biggs, L. Fry, S. Hosford, G. Jones, S. Jones, F. Kent – Ledger, R. Potter (Chairman), R. Major, M. Rennie and R. Ricardo.

Apologies: Councillors D. Leaper and T. Harries.

Also in attendance: Robert Acland of Brewery Square Development Company Ltd and Eddie Hill of Halo Developments Ltd.

68. 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.

Councillor R. Biggs declared a pecuniary interest in **FI1. P/CLP/2023/00737 20 Bridport Road Dorchester DT1 1RS** – A notification for information purposes of a certificate of lawful use proposed.

69. Minutes

The minutes of the meeting of the Committee held on 6 February 2023 were confirmed and signed by the Chairman.

70. Presentation on Applications P/FUL/2022/05673 & P/LBC/2022/05674 (Listed Building Consent

The Committee received a presentation from Robert Acland of Brewery Square Limited and Eddie Hill of Halo Developments Ltd regarding planning applications P/FUL/2022/05673 & P/LBC/2022/05674 (Listed Building Consent. The Committee asked a number of questions before considering the applications and making the following comments **(It should be noted that the Mayor, Councillor Janet Hewitt left the meeting prior to a any comments being made)**:

While the Committee appreciated the efforts of the developers to respect the listed building, it was felt that the Eastern extension to the building was somewhat overbearing. It may also have a negative impact on the amenity of residents of Prince of Wales Road due to its height and position to the South of those houses and gardens.

The Committee were concerned about the lack of natural light to some of the units.

The Committee welcomed the community space that would be provided for the benefit of residents.

The Committee requested that the application be considered by the Dorset Council's Northern Area Planning Committee.

71. Town Centre Masterplan and Local Plan Update

The Committee noted the Town Centre Master Plan and Local Plan update.

72. Neighbourhood Plan

The Committee gave consideration to the development of a neighbourhood plan for Dorchester. The Committee discussed the advantages and disadvantages of a neighbourhood plan and agreed that further consideration should be given to whether a neighbourhood plan would be beneficial for Dorchester.

Recommendation

That Dorchester Town Council give consideration as to whether to progress with a neighbourhood plan at the next meeting of Dorchester Town Council.

73. Fairfield Road Improvements Consultation

The Committee noted the Fairfield Road Improvements Consultation and agreed that the Chairman of the Committee should complete the consultation on behalf of the Committee with the assistance of the Committee Clerk.

Resolved

That the Committee Chairman complete the consultation on behalf of the Committee with the assistance of the Committee Clerk.

74. Dorchester South Train Station

The Committee heard that a small group including Cllrs R. Potter, M.E Rennie and Alistair Chisholm had met with Stephen Booth, Purbeck Community Rail Officer, who also looks after Dorchester South Train Station to discuss improvements at the Train Station.

It was noted that a 'wish list' had been created for various improvements which were dependent on funding and future development of the site. Members were concerned about a request for scooters and requested that it be removed from the list for safety purposes.

Councillors heard that it was hoped that a meeting will be arranged with Andrew Ardley (Regional Development Manager South Western Railway) to discuss the wish list and receive an update on funding application.

75. Planning Applications for Comment

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

76. Minute Update Report

There were no minute updates to report.

77. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 6 March 2023
Planning Applications for Comment

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

E1. P/LBC/2023/00773 & P/LBC/2023/00815 Max Gate Alington Avenue Dorchester Dorset DT1 2FN

Repairs to lintel and strengthening over double doors to coach house.

No objection.

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

N1. P/HOU/2022/07431 49 Wessex Road Dorchester DT1 2NU

Remove an existing section of hipped rear roof, and create new second floor accommodation.

No objection.

N2. P/FUL/2023/00576 25 High East Street Dorchester DT1 1EZ

Part change of use of ground floor retail unit to a flat and work unit.

No objection.

N3. P/HOU/2023/00338 2B Normandy Way Dorchester DT1 2PP

Erect first floor extension over garage. Convert garage into workshop. Erect porch & utility/bathroom. Increase drop kerb width to form access to new hardstanding for off street parking.

No objection.

N4. P/HOU/2023/00880 3 Millers Close Dorchester DT1 1SS

New off-road parking bay and external steps.

No objection.

N5. P/FUL/2023/00965 16-17 Cornwall Road Dorchester Dorset DT1 1RU

Removal of two stacks to rear elevation.

No objection.

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

W1. P/HOU/2023/00157 16 Treves Road Dorchester DT1 2HE

Erect rear and side single storey extension. Erect new front porch.

No objection.

W2. P/HOU/2023/00493 23 James Road Dorchester DT1 2HB

Erection of garage/outbuilding in rear garden.

No objection.

W3. P/HOU/2022/07531 47 Queens Avenue Dorchester DT1 2EP

Erect single storey rear extension, dormer alterations and internal alterations.

No objection.

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

S1. P/FUL/2022/05673 & P/LBC/2022/05674 (Listed Building Consent) The Maltings and Maltings Mews Pope Street / Eldridge Street Dorchester Dorset

Change of use & conversion of The Maltings to create flexible commercial (Use Class E)/community (Use Class F2)) uses & parking purposes at basement floor & for residential (Use Class C3) at ground to fifth floors (46 flats); with external alterations, extension to existing basement & erection of side extensions up to six storeys. Erection of five-storey building (Malting Mews) with parking at ground floor & residential use (Use Class C3) at first to fourth floors (30 flats).

While the Committee appreciated the efforts of the developers to respect the listed building, it was felt that the Eastern extension to the building was somewhat overbearing. It may also have a negative impact on the amenity of residents of Prince of Wales Road due to its height and position to the South of those houses and gardens.

The Committee were concerned about the lack of natural light to some of the units.

The Committee welcomed the community space that would be provided for the benefit of residents.

The Committee requested that the application be considered by the Dorset Council's Northern Area Planning Committee.

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

P1. P/HOU/2023/00887 1 Dewsall Place Poundbury Dorset DT1 3SA

Erect single storey kitchen extension.

No objection.

For information

- FI1. P/CLP/2023/00737 20 Bridport Road Dorchester DT1 1RS**
Erect single storey extension & install solar panels on rear elevation.

The above Certificate of Lawful Use Proposed has been received. You are being notified for information purposes only.