

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

**Present:** Councillors R. Biggs, L. Fry, S. Hosford, G. Jones, F. Kent-Ledger, D. Leaper, R. Major, R. Potter (Vice - Chairman), M. Rennie, R. Ricardo (Chairman) and D. Taylor.

**Apologies:** Cllrs. T. Harries, J. Hewitt and S. Jones.

**Also in attendance:** Cllrs. S. Biles and K. Reid.

**39. Declarations of Interest**

Councillor L. Fry stated that as a member of Dorset Council's Area Planning Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning applications at this meeting.

Councillor R. Potter stated that he would not comment on Agenda item 8, Planning Applications for Comment, Application S2. P/FUL/2023/04329 10 Manor Road Dorchester DT1 2AU as he had already made comment on the application on the Dorset Council website.

**40. Minutes**

The minutes of the meeting of the Committee held on 2 October 2023 were approved and signed by the Chairman.

**41. Draft Community Resilience Plan**

The Committee considered the draft Community Resilience Plan and agreed to recommend the plan for approval by Council, subject to some minor amendments. The Committee requested that the plan be reviewed annually.

The Committee thanked the Community Development Officer for the work carried out to create the plan.

**Recommended**

That the draft Community Resilience Plan be approved by Council and that the plan be reviewed annually.

**42. Strategic Employment Land Development Plan**

The Committee considered a request to explore the process of designating existing areas of Dorchester's Employment Land as Strategic Employment Land. The Committee heard from Cllr G. Jones that he was concerned that Dorchester would lose valuable employment land and skilled trades if greater protections of Dorchester's employment land were not in

place.

The Committee agreed to support the request and agreed that council should be invited to form a working group to consist of Cllr G. Jones and others.

#### **Recommended**

- i) That the process of designating existing areas of Dorchester's Employment Land as Strategic Employment Land be explored.
- ii) That a working group to consist of Cllr G. Jones and others be formed.

#### **43. Notice of Application to Stop Up Highway Land Adjoining Ackerman Road, Dorchester**

The Committee noted that Dorset Council intends to apply to the Dorset Magistrates' Court for an application under Section 116 of the Highways Act 1980 to stop up public highway rights over a section of highway making up part of Ackerman Road.

#### **44. A35 Parishes Update**

The Committee received a verbal update on the A35 Parishes Group from Councillor F Kent-Ledger.

#### **45. Speed Surveys – Maiden Castle Road**

The Committee heard that reports had been received of perceived speeding in Maiden Castle Road and noted that the last speed surveys in the vicinity were carried out in 1995, the Committee agreed that it should be recommended to the Policy Committee that a speed survey should be commissioned for Maiden Castle Road.

#### **Resolved**

That a request be made to the Policy Committee be made for funding for a speed survey in Maiden Castle Road.

#### **46. Planning Applications for Comment**

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

#### **47. Minute Update Report**

##### **Minute 175, Planning and Environment Committee meeting held on 3 May 2016**

The Committee heard that Damory Coaches had expressed serious concerns about inconsiderate parking around Manor Park First School which had led to a number of its services being severely delayed. The Committee heard that the experimental traffic order that was in operation in the area was working well but motorists were now parking inconsiderately in Mellstock Avenue during school drop off / collection times. The Committee were supportive of an additional experimental traffic order in Mellstock Avenue to alleviate the problems.

#### **48. Planning Issues to Note**

There were no planning issues to note.

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

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

**E1. P/HOU/2023/04374 1 Came View Road Dorchester DT1 2AE**

Erect front porch, demolish conservatory, Erect sunroom and Erect flat roof rear extension.

No objection.

**E2. P/FUL/2023/01247 & P/LBC/2023/01251(Listed Building consent) 10 High East Street Dorchester DT1 1HS**

Erect first and second floor extension to provide 1 No. unit of residential accommodation on two floors.

*Amended plans or additional information relating to the planning application have been received. – Previously considered by DTC 2 May 2023*

Objection

The Committee considered that the amendments did not address the Committee's original concerns, Therefore the the Committee's comments made at the Dorchester Town Council Planning and Environment Committee meeting held on 2 May 2023 remain.

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

**N1. P/LBC/2023/05639 8A Cornhill Dorchester Dorset DT1 1BA**

Carry out internal and external alterations.

No objection, subject to the required sitting out licences being applied for and granted.

**N2. P/LBC/2023/04830 49 & 50 South Street Dorchester DT1 1DW**

Refurbish part of main roof, rainwater good and rear single flat roof. Re-point & clean stonework. Repair and redecorate windows.

No objection.

**N3. P/FUL/2023/01357 & P/LBC/2023/01358 (Listed Building Consent)51 High West Street Dorchester Dorset DT1 1UT**

Reinstate 2no. dormer windows in south roof slope, relocate rooflight in south roof slope, replace modern slates on south roof slope & plain tiles on remaining roof slopes with rosemary clay tiles.

No objection.

- N4. P/ADV/2023/05763 14 South Street Dorchester DT1 1BS (Retrospect)**  
Erect new fascia sign and projecting hanging sign to front elevation of building.  
  
No objection.
- N5. P/FUL/2023/05761 & P/LBC/2023/05762 (Listed Building Consent) 13-14 Princes Street Dorchester DT1 1TW**  
Change of use from commercial 'E' use to residential and the creation of two dwellings including partial demolition as well as internal and external works.  
  
No objection.
- N6. P/HOU/2023/06042 10 Whitfield Road Dorchester DT1 2NW**  
Erect detached double garage.  
  
No objection.
- N7. P/FUL/2023/05969 16-17 Cornwall Road Dorchester DT1 1RU**  
Removal of existing single storey lean-to and replaced with a new single storey extension.  
  
No objection.
- N8. P/FUL/2023/05525 Borough Gardens Cornwall Road Dorchester**  
Installation of Solar panels (PV) & 2no. air source heat pumps.  
  
As Dorchester Town Council is the applicant, no comment was made on this application.
- West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)**
- W1. P/HOU/2023/05504 11A Garfield Avenue Dorchester DT1 2EX**  
Erect single storey side extension.  
  
No objection.
- W2. P/FUL/2023/05810 Fairfield Car Park Fairfield Road Dorchester**  
Construct footway along Fairfield Road and carry out vehicle restrictions works. Form pedestrian access from Weymouth Avenue.  
  
No objection.
- South Ward (Councillors G. Jones, R. Potter and M. Rennie)**
- S1. P/HOU/2023/05580 72 Weatherbury Way Dorchester DT1 2EG**  
Erect single storey rear extension and alterations. Erect front porch, alterations to front elevation and changes to garage opening.  
  
No objection.

**S2. P/FUL/2023/04329 10 Manor Road Dorchester DT1 2AU**

Erect bungalow with associated access and parking.

*Amended plans or additional information relating to the planning application have been received. Previously considered by DTC 4 September 2023*

Objection

The Committee considered that the amendments did not address the Committee's original concerns, Therefore the Committee's comments made at the Dorchester Town Council Planning and Environment Committee meeting held on 4 September 2023 remain.

**S3. P/HOU/2023/05938 62 South Court Avenue Dorchester DT1 2BZ**

Erect first floor extension.

No objection.

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

No applications received to date.

**For Information**

**F11. P/CLP/2023/05598 6 Albert Road Dorchester Dorset DT1 1SF**

Certificate of lawfulness to confirm that both applications 1/E/87/137 (the 1987 PP) and P/FUL/2023/01834 (the 2023 PP) can be concurrently and fully implemented on the site.

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

The Committee concluded that that both applications 1/E/87/000137 (the 1987 PP) and P/FUL/2023/01834 (the 2023 PP) could not be concurrently and fully implemented on the site.

- Application 1/E/87/000137 1987 PP was to 'make alterations to convert house into 3 flats and erect 6 new flats', Application P/FUL/2023/01834 was to 'Erect garage, first floor extension & alterations to existing building. Erect bike & bin stores, form parking area & carry out landscaping works to include garden wall.' Which included office space, a reception, holding rooms and chapels of rest on the ground floor – the latter permission does not also accommodate a flat on the ground floor, both applications contain different class uses for the ground floor. Nor does the 1987 permission accommodate office space on the first floor as per the 2023 permission.

- Condition 4 of the grant of planning permission for Application 1/E/87/000137 1987 PP states that 'Before the development hereby approved is first occupied, the 12 car parking spaces as shown on drawing no 86/10/01 Rev A shall be laid out and made available for use by residents and visitors and shall thereafter be maintained in perpetuity.' Application

P/FUL/2023/01834 consists of 7 parking spaces. It would not be physically possible to instate the required 12 parking spaces as per Application 1/E/87/000137 due to the proposed garage as per application P/FUL/2023/01834.

Therefore, the Pilkington principle should be applied as per the Supreme Court Judgement (Hillside Parks Limited v Snowdonia National Park Authority 2 November 2022) as application P/FUL/2023/01834 is inconsistent with the permission granted in 1987 (1/E/87/000137) and has had the effect that it is physically impossible to develop the site of 6 Albert Road site in accordance with the plans approved by the 1987 permission.

**FI2. P/PALH/2023/05865 17 Dukes Parade Poundbury Dorset DT1 3EA**

Erect rear extension: to extend 3.50 metres beyond rear wall of the original dwellinghouse: maximum height 2.90 metres; height to eaves 2.50 metres.

*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.*

The Committee felt that prior approval should be required.