

**Dorchester Town Council**  
**Minutes of the Planning and Environment Committee**  
**5 February 2024**

**Present:** The Mayor, Councillor A. Chisholm and Councillors J. Hewitt, S. Jones, F. Kent-Ledger, R. Major, R. Potter (Vice - Chairman), M. Rennie, R. Ricardo (Chairman) and D. Taylor.

**Apologies:** Cllrs. R. Biggs, T. Harries, L. Fry, S. Hosford, G. Jones and D. Leaper.

**Also in attendance:** Cllr K. Reid. Several members of the public in relation to agenda item 3, New Local Plan for Dorset.

**66. Declarations of Interest**

Councillors D. Taylor and S. Jones 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.

**67. Minutes**

The minutes of the meeting of the Committee held on 8 January 2024 and ratified by Council on 29 January 2024 were noted and signed by the Chairman.

**68. New Local Plan for Dorset**

The Committee considered a report by the Town Clerk regarding the new Local Plan for Dorset. The Committee were asked to consider whether it wished to seek legal advice in regard to its objections to the Policy Dor13. It was also suggested by members that the legal advice consider the issue of land designated for employment.

The committee agreed to this proposal given the importance of ensuring that the council's future stance on the development has a firm legal basis. It was also noted that Stinsford Parish Council is arranging a meeting with Wessex Water to discuss issues in relation to the north of Dorchester proposal and two members of the committee (Cllrs Kent-Ledger and Potter) were nominated to attend.

**Resolved**

That the Town Clerk instructed to seek legal advice in regard of the Council's objections to Local Plan Policy Dor13.

**69. Notes of Fairfield Road Task and Finish Group Meeting**

The Committee noted the notes of the Fairfield Road Task and Finish Group meeting. Cllr Rennie provided an update on the project and stated that the Group was keen for the proposed enhancement works to commence soon after the completion of the current highway works at the other end of Fairfield Road. Cllr Rennie also mentioned that the Markets Panel would meet approximately a third of the cost of enhancement works, matched by equal contributions from the Town Council and Dorset Council.

**70. Dorset Council Consultation: Local Transport Plan Opportunities and Issues**

The Committee noted the Local Transport Plan Opportunities and Issues Consultation and agreed that Cllr Ricardo would complete the consultation on behalf of the Committee with the assistance of the Committee Clerk.

**Resolved**

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

**71. Planning Applications for Comment**

The Committee considered the planning applications referred by Dorset Council to the Council for comment.

**72. Minute Update Report**

There were no minute updates to report.

**73. Planning Issues to Note**

There were no planning issues to note.

**Dorchester Town Council**  
**Planning & Environment Committee – 5 February 2024**  
**Agenda Item 6**  
**Planning Applications for Comment**

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

- E1. P/VOL/2023/07501 Flat 6 Fordington House Lancaster Road Dorchester DT1 1NP**  
Works to replace section of Spanish slate with Welsh slate and replace lead ridge coping with clay ridge tiles (with variation of condition 3 of listed building consent WD/D/20/001672 - to amend ridge tile material).
- No objection.
- E2. P/FUL/2024/00246 Fordington Farm Alington Avenue Dorchester Dorset DT1 2AB**  
Erect 6 no. dwellings, form vehicular access (demolish existing outbuilding).
- Objection.
- The committee objected to this application as its consider the proposal represent over-development and was concerned the proposed vehicle access from Armada Way will adversely affect the existing properties either side of the entrance. There was also concern about the placing of waste/recycling bins from the new properties on the roadside on Armada Way.
- Members also noted by that adjacent to the proposed unit 6 there was, until recently, large hedge along the west side of the footpath. Some of this hedgerow was removed last summer. If there were to be development on this site, we would wish to see planting to replace this section of removed hedgerow to ensure the footpath remains a green corridor. It was considered, therefore, that the proposal is contrary to Local Plan policies ENV10, ENV12 and policy COM7.
- E3. P/LBC/2024/00456 2 Salisbury Villas Salisbury Street Dorchester Dorset DT1 1JY**  
Internal alterations to replace existing fireplace, insert & hearth.
- No objection.

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

*No applications received.*

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

- W1. P/HOU/2023/07519 39 Alexandra Road Dorchester DT1 2LZ**  
Removal of existing lean to extensions and erect a replacement single storey rear extension.
- No objection.

**W2. P/HOU/2024/00113 2 Roman Road Dorchester DT1 2QW**  
Remove conservatory and erect side extension and extend garage.

No objection.

**W3. P/HOU/2024/00138 62 Maiden Castle Road Dorchester Dorset DT1 2ES**  
Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling.

The committee agreed that if permission is granted for this proposal then it would wish to see a condition included in any consent to require that the annexe be an ancillary to 62 Maiden Castle Road.

**W4. P/FUL/2024/00297 2 Victoria Flats Dagmar Road Dorchester DT1 2NB**  
Install replacement PVCu windows.

No objection.

**W5. P/FUL/2023/07198 14 Maud Road Dorchester Dorset DT1 2LW**  
Erect single storey extension and installation of a 24-hour prescription collection robot (demolish existing rear garage).

No objection.

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

**S1. P/HOU/2023/07169 39 Grosvenor Road Dorchester DT1 2BD**  
Erect two storey side extension & single storey lean-to extension.

No objection.

**S2. P/HOU/2023/06827 13 Herringston Road Dorchester Dorset DT1 2BS**  
**\*Amended Plans\***  
Erect side and rear single storey extensions.

*Previously considered by the Dorchester Town Council Planning and Environment Committee on 8 January 2024, comment: No objection.*

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

**P1. P/MPO/2023/00125 Flats 1 - 6 6 Great Cranford Street Poundbury Dorchester DT1 3HQ**  
Modification of a planning obligation dated 20/12/2011 relating to planning permission number 1/D/09/001363 to remove the definition of 'staircasing payment' and any obligations to recycle staircasing receipts.

Objection.

The committee agreed to object strongly to this application as it was considered important that all S106 monies are allocated to the area and remain within the designated area for the benefit of local people. As evidence of need, the committee was informed by the Assistant Town Clerk that in 2023 Dorset Council's Housing Register included in excess of 4,500 households and that, of these, there were 420 households declaring a local connection to Dorchester.

#### For Information

**FI1. P/CLP/2024/00115 62 Maiden Castle Road Dorchester Dorset DT1 2ES**

Certificate of lawfulness for use of the land for siting a mobile home for ancillary use to the main dwelling. *(Previously emailed to all Councillors.)*

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

**FI2. P/NMA/2024/00279 Phase 3 Brewery Development Site, Weymouth Avenue Dorchester**

Non-material amendment - to amend the description of proposed development from 196 units to 195 units (by removing Plot 11, at Bitter End); to Reserved Matters Approval No. WD/D/18/002594 (Application for approval of reserved matters for appearance, landscaping, layout & scale of outline planning permission 1/D/13/000999 (196 units) (Amended scheme)). *(Previously emailed to all Councillors.)*

*The above Non Material Amendment application has been received by Dorset Council. You are being notified for information purposes only.*

#### Notice of Appeal

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

**A1. P/HOU/2023/03387 101 Damers Road Dorchester DT1 2LB**

Retain raised platform to be used as garden.

**Appeal Reference: APP/D1265/W/23/3332185**

*An appeal has been made to the Secretary of State against the Dorset Council's refusal of the above application.*