

Dorchester Town Council
Minutes of the Planning and Environment Committee
4 March 2024

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

Apologies: The Mayor, Councillor A. Chisholm.

Also in attendance: Several members of the public in relation to application P/HOU/2024/00653
26 Herringston Road Dorchester DT1 2BS

74. Declarations of Interest

Councillors D. Taylor, L. Fry 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.

75. Minutes

The minutes of the meeting of the Committee held on 5 February 2024 and ratified by were approved and signed by the Chairman.

76. Request of Support for a Trial of Rerouting the X51 Bus Service

The Committee considered a letter of request to support a trial of the rerouting of the X51 bus service through Winterbourne Steepleton and Martinstown.

The Committee felt that the loss of the service has had a negative effect, restricting employment opportunities for both people in the affected villages and people from Dorchester (in particular in respect of the care homes within the villages) and prevented students from the Thomas Hardy School sixth form from getting home in the day. The Committee also agreed that the loss of the service had discriminated against people who were unable to drive and agreed that reintroduction of the service would:

- Reduce traffic congestion and help to alleviate parking problems in Dorchester
- Bring more people to the Town from both Martinstown and Winterborne Steepleton, thus increasing support for shops and services in Dorchester.
- Enable people to get to hospital appointments in Dorchester.
- Increase employment opportunities

The Committee agreed that a letter of support should be written.

Resolved

That the Clerk to the Committee write to the Operations Manager for Somerset and Dorset at First Bus and request that they trial a rerouting of the X51 Bus Service .

77. Dorchester Civic Society – Derek Beauchamp Design Award Nomination

Cllr R. Major declared a non-pecuniary interest in this item as a relation of the architect for 4 Prince of Wales Road.

The Committee discussed potential nominations for the Dorchester Civic Society Derek Beauchamp Design Award. Cllr S Jones nominated 4 Prince of Wales Road (the former Rowan Cottage site) and Cllr M Rennie nominated 3-4 Holloway Road.

The Committee agreed that both nominations should be put forward.

The Committee also requested that thanks be given to Dorchester Civic Society for reintroducing the award scheme.

Resolved

That the Clerk to the Committee write to Dorchester Civic Society to nominate 4 Prince of Wales Road and 3-4 Holloway Road for the award and thank the Civic Society for reintroducing the awards scheme.

78. Planning Applications for Comment

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

79. Minute Update Report

There were no minute updates to report.

80. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 4 March 2024
Planning Applications for Comment

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

E1. P/HOU/2024/00676 34 Eddison Avenue Dorchester Dorset DT1 1NY

Erect single storey extension & convert garage.

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).

(Previously considered 05/02/24 – Amended plans submitted)

Objection.

The Committee felt that the amended plans had not addressed their previous comments, which they felt were still applicable. Having seen additional comments (since the meeting of the Planning and Environment Committee held on 5 February 2024) from neighbouring residents in Armada Way, the Committee wished reiterate their concerns regarding the proposed access arrangements.

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

N1. P/LBC/2024/00642 49 South Street Dorchester Dorset DT1 1DW

Replacement of a first floor single timber sash window.

No objection.

N2. P/LBC/2024/00728 9 Flat High East Street Dorchester Dorset DT1 1HS

(It was noted at the meeting that this application is in East Ward)

Carry out internal alterations associated with relocation of kitchen, including new stud wall and part loss of existing internal wall. Retain installation of wood burning stove, repair and replacement of roof slates, lead flashing to chimney, replacement chimney pot and re-painting of external elevations and window frames'.

No objection.

N3. P/VOC/2024/00933 6 Albert Road Dorchester Dorset DT1 1SF

Erect garage, first floor extension & alterations to existing building. Erect bike & bin stores, form parking area & carry out landscaping works to include garden wall (with variation of conditions 2, 3, 4, 7 & 8 of planning permission P/FUL/2023/01834 to alter approved plans, amend existing conditions and add a new condition relating to the future demolition of the approved garage and restoration of land).

Objection

The Committee felt that should it be necessary for the garage to be removed, then the appropriate permissions should be sought at the time.

The Committee also agreed that the consented commercial use of the site (currently as a chapel of rest on the ground floor and part of first floor) should also cease on site with the removal of the garage and holding room, as they are both intrinsically linked to the chapel of rest use and again, appropriate permissions be sought for the change of use at that time.

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

W1. P/HOU/2024/00565 41 Treves Road Dorchester DT1 2HE

Gable ends taken up to form improved first floor living accommodation, Install front and rear dormer windows and Erect front porch.

No objection.

W2. P/HOU/2024/00440 17 Baynards Road Dorchester DT1 2JD

Erect single storey rear extension.

No objection.

W3. P/HOU/2024/00434 29 Celtic Crescent Dorchester DT1 2TG

Erect single storey side extension (Garage), erect front porch & veranda/covered walkway.

No objection.

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

S1. P/HOU/2024/00653 26 Herringston Road Dorchester DT1 2BS

Erect single storey rear/side extension with roof lights, Install external flue for new wood burner. Install new window to en-suite.

Objection.

The proposed extension would harm the living conditions of the of the occupiers of the attached property in terms of loss of privacy, due to its proximity to the boundary line and have and it would a significant adverse effect on the amenity through inadequate daylight, excessive overshadowing of the neighbours (at number 22) rear ground floor windows and have an overbearing impact contravening ENV.16 of the adopted Local Plan.

S2. P/VOC/2023/05853 47 Monmouth Road Dorchester Dorset DT1 2DE

Change of use and conversion of ground floor shop (Class E) to residential (Class C3). (With variation of Condition No. 1 of Planning Permission No. WD/D/19/001393 to amend the approved plans).

No objection.

S3. P/HOU/2024/00899 24 South Court Avenue Dorchester DT1 2BX

Erect Single Storey Rear Extension.

No objection.

S4. P/FUL/2024/00461 Flat 47 Monmouth Road Dorchester

Erect single storey extension and replace roof. Install replacement windows and door. Install roof lights and new window to side elevation. Alterations to parking area & widen access.

No objection.

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

No applications received to date.

For Information

FI1. P/NMA/2024/00507 129 Bridport Road Dorchester Dorset DT1 2NH

Non-material amendment - for changes to the ground floor foot print and layout and changes to fenestration; to Planning Permission No. P/HOU/2023/01129. (Demolish garage, utility room and conservatory. Erect 2 storey side and rear extension).

(You are being notified for information purposes only. Previously circulated to all councillors 14/02/24)

FI2. P/NMA/2024/00664 Greenwood Gardens Phase 3 Brewery Development Site Weymouth Avenue Dorchester

Non-material amendment - for changes to the balcony arrangements; to Reserved Matters Approval No. WD/D18/002594. (Application for approval of reserved matters for appearance, landscaping, layout & scale of outline planning permission 1/D/13/000999 (196 units) (Amended scheme)).

(You are being notified for information purposes only. Previously circulated to all councillors 14/02/24)

FI3. P/PALH/2024/00869 54 Marie Road Dorchester Dorset DT1 2LF

Erect rear extension: To extend 4.30M beyond the rear wall of the original dwelling house: maximum height 2.60M : height to eaves 2.60M.

(You are being notified for information purposes only. Previously circulated to all councillors 28/02/24)