



**Dorchester Town Council**  
Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF  
Telephone: (01305) 266861

**For information about this agenda contact Georgina Wakely**  
**[g.wakely@dorchester-tc.gov.uk](mailto:g.wakely@dorchester-tc.gov.uk)**

Wednesday, 24 April 2024

**Agenda for the meeting of the Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday, 29 April 2024** commencing at **7.00pm**.

Steve Newman  
Town Clerk

### **Public Attendance and Speaking at the Meeting**

The meeting will be held under the Government's Living with Covid Guidance. If you wish to attend it would be very helpful if you could **notify the clerk by 0900 on the morning of the meeting** so that we can include you in our arrangements to keep you and other participants safe.

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please let the Clerk know when advising of your attendance. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

### **Member Code of Conduct: Declaration of Interests**

Members are reminded that it is their responsibility to disclose interests where appropriate. A Member who declares any interest must leave the room. A Member who declares a registerable interest as a Council nominee to a partner organisation may first address the meeting as a member of the public.

### **Membership of the Committee**

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

#### **1. Apologies and Declarations of Interest**

It is recommended that twin hatted Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

#### **2. Minutes**

To approve and sign the Minutes of the meeting of the Committee held on 2 April 2024

**3. Planning Applications for Comment**

To receive and comment on the planning applications received from Dorset Council (Appendix 1 attached).

**4. Minute Update Report**

To receive and consider the minute updates reported.

**5. Planning Issues to Note**

To note any planning related issues including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.

**Dorchester Town Council**  
**Minutes of the Planning and Environment Committee**  
**2 April 2024**

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

**Apologies:** Cllrs S. Jones and D. Taylor

**Also in attendance:** Cllr S. Biles

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

**81. 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.

**82. Minutes**

The minutes of the meeting of the Committee held on 4 March 2024 and ratified by Council were signed by the Chairman.

**83. Local Plan Update**

The Committee noted the revised process for the Dorset Council Local Plan which would consist of a new plan-making system, set to be introduced in November 2024.

**84. Knightsford Neighbourhood Plan Consultation**

The Committee noted that Knightsford Group Parish Council was consulting on the pre-submission draft of its Neighbourhood Plan.

**85. Planning Applications for Comment**

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

**86. Minute Update Report**

There were no minute updates to report.

**87. Planning Issues to Note**

There were no planning issues to note.

Dorchester Town Council  
Planning & Environment Committee – 2 April 2024  
Planning Applications for Comment

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

*No applications received to date.*

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

**N1. P/FUL/2024/00600 Units 3&4 and Units 6&7 The Forum Centre Trinity Street Dorchester DT1 1TT**

Subdivision of Retail units 3, 4 and 6 to form smaller units 3a, 3b, 4a, 4b, 6a and 6b. Unit 7 to be refurbished and separated from unit 6.

No objection.

**N2. P/HOU/2024/01116 9 Bridge Cottage St Thomas Road Dorchester DT1 2PA**

Erect single storey side extension and relocation of the existing front access door.

No objection.

**N3. P/ADV/2024/01191 & P/LBC/2024/01192 (Listed Building Consent) 4-5 High West Street Dorchester Dorset DT1 1UJ**

Display 1no. 500mm projecting signage, retain existing brackets. Display 1no. Fascia and 1no. Logo with 1no. Blue fascia & 1no. 150mm logo height.

No objection.

**N4. P/HOU/2024/01558 10 Whitfield Road Dorchester DT1 2NW**

Erect detached double garage.

No objection.

**N5. P/FUL/2024/01383 3 South Terrace South Street Dorchester Dorset DT1 1DE**

Install external metal staircase and create new external door opening to rear at first floor level. Install security shutter to the shop front.

Objection.

Whilst the Committee were pleased to see additional investment in the Town Centre, the Committee were concerned by the negative impact on the street scene should external shutters be introduced to the building and the negative impact it would have on the Conservation Area. The Committee would prefer the inclusion of grilled shutters installed from the inside of the building.

The Committee had concerns about the removal of the crittal windows as they were part of building's traditional character.

- N6. P/LBC/2024/01384 3 South Terrace South Street Dorchester Dorset DT1 1DE**  
Remove internal ground floor stairs and replace with external metal staircase. Remove Crittal metal window and create a new external door opening at first floor level. Install security shutter to the shop front. Form bulkhead over lower ground floor stairs. Reinststate lower ground floor window lightwell. Enlarge opening between the main building and rear extension. Associated internal alterations.

Objection.

Whilst the Committee were pleased to see additional investment in the Town Centre, the Committee were concerned by the negative impact on the street scene should external shutters be introduced to the building and the negative impact it would have on the Conservation Area. The Committee would prefer the inclusion of grilled shutters from the inside of the building.

The Committee had concerns about the removal of the crittal windows as they were part of building's traditional character.

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

- W1. P/FUL/2023/04666 Builder Center Great Western Road Dorchester Dorset DT1 1RZ**  
Retain use of part of site as Car Wash Facility.

No objection.

- W2. P/HOU/2024/01480 6 Celtic Crescent Dorchester DT1 2QH**  
Demolish existing porch, garage and extension to dwelling. Erect a single storey extension, solar panels, rooflights, garage/store and carport.

No objection.

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

- S1. P/HOU/2024/00094 11 Grosvenor Crescent Dorchester DT1 2BA**  
Raise the ridge of the roof and convert the loft space to form bedrooms with dormer window. Erect two storey side extension and erect garden room to rear of garden.

No objection.

- S2. 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.

**Amended plans have been submitted. Dorchester Town Council's previous comments are as follows:**

*'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.'*

Objection.

The Committee did not feel that the amendments addressed the Committee's original concerns.

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

**P1. P/FUL/2024/00944 Poundbury Pharmacy 1 Frederick Treves House St John Way Poundbury Dorchester DT1 2FD**

Install automatic prescription robot to side elevation.

No objection.

**For Information**

**FI1. P/NMA/2024/01134 18 Coburg Road Dorchester Dorset DT1 2HW**

Non material amendment - Alter roof of house to remove internal gutter by forming a hipped roof on all sides with a grey grp flat roof on top. Ridge height not increased, omit brick quoins, add timber posts to support porch canopy roof, reduce number of east elevation windows, reduce number of west elevation windows, add rear chimney and omit rear lantern in flat roof to planning permission number P/FUL/2022/06835 (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.

*(You are being notified for information purposes only. Previously circulated to all councillors 06/03/24)*

**P/NMA/2024/01391 Phase 3 Brewery Development Site, Weymouth Avenue Dorchester**

Non-material amendment - to omit 1 No. dwelling (Plot 11 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)).

*(You are being notified for information purposes only. Previously circulated to all councillors 25/03/24)*

**Dorchester Town Council**  
**Planning & Environment Committee – 29 April 2024**  
**Planning Applications for Comment**

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

- E1. P/VOC/2024/01982 14 Prince Of Wales Road Dorchester Dorset DT1 1PW**  
Erect two storey side and single storey rear extension (with variation of condition 2 of planning permission P/HOU/2021/04700 to amend approved plans).
- E2. P/HOU/2024/01886 26 Casterbridge Road Dorchester DT1 2AQ**  
Replace a side Garage with a single-storey side and rear "wrap round" extension.

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

- N1. P/LBC/2024/01796 21 Glyde Path Road Dorchester Dorset DT1 1XE**  
Alterations to convert lower ground floor to ancillary accommodation. Install stud walls & reinstate windows & light wells.
- N2. P/PACD/2024/02026 Oak House Poundbury Road Dorchester DT1 1SW**  
Change of use from offices (Class E) to 18 no. dwellings (Class C3)
- N3. P/FUL/2024/01665 27 Trinity Street Dorchester Dorset DT1 1TT**  
Flat over pet shop no. 27a to have first floor kitchen window altered to inward opening french doors onto small balcony over flat roof.

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

- W1. P/HOU/2024/01836 3 Maiden Castle Road Dorchester Dorset DT1 2QG**  
Erect 2 storey side extension.

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

- S1. P/HOU/2024/01728 15 Cromwell Road Dorchester DT1 2DN**  
Erect single-storey side extension with 2no: skypod atriums.
- S2. P/VOC/2024/02021 Phase 3 Brewery Development Site Weymouth Avenue Dorchester**  
Application for approval of reserved matters for appearance, landscaping, layout & scale of outline planning permission 1/D/13/000999 (195 units) (Amended scheme) (with variation of condition 1 of planning permission WD/D/18/002594 to omit 1no. dwelling (Plot 11 Bitter End)).

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

- P1. P/MPO/2024/01848 Flat 1-6 6 Great Cranford Street Poundbury Dorchester DT1 3HQ**  
Modification of a planning obligation dated 20 December 2011 relating to planning permission number WD/D/16/001590 in relation to Flats 1-6, 6 Great Cranford Street on the same terms as the planning obligation dated 2 June 2015)



## Notice of Appeal

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

Erect bungalow with associated access and parking.

**Appeal Reference Number:** APP/D1265/W/24/3338256

Dorset Council have forwarded all the representations made to them on the planning application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

Any further representations you may wish to make must be received by 14 May 2024.

Dorchester Town Council previously commented on 4 September 2023:

The council objects to the application on the basis that it is contrary to Local Plan policies ENV10 (townscape setting), ENV12 (design and positioning of buildings) and COM7 (safe transport network) . Members considered that the creation of an access drive alongside the boundary of the property would cause nuisance to the adjacent neighbours and would represent over-development contrary to the character of the neighbourhood. Members were also concerned about the two properties sharing one driveway and access onto Manor Road. In addition, the proposal would represent over-development of a residential neighbourhood.