



Dorchester Town Council
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Wednesday, 30 October 2024

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **Monday, 4 November 2024** commencing at **7.00pm**.

Steve Newman
Town Clerk

Public Attendance and Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. **If you wish to speak please contact the Clerk by 9.00am on the morning of the meeting.** We ask speakers to confine their comments to the matter in hand and to be as brief as 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 R. Potter (the Mayor ex-officio & Vice Chairman), R. Biggs, S. Biles, A. Canning, P. Farmer, L. Fry, J. Germodo, J. Hewitt, F. Hogwood, S. Jones, F. Kent-Ledger, D. Leaper, V. Lloyd-Jones, R. Major, K. Reid, 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 note and sign the Minutes of the meeting of the Committee held on 7 October 2024 which can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/241007-Minutes.pdf>

3. Parking in Dorchester

To discuss town-wide priorities for parking enforcement and managing residents parking with Dorset Council's Service Manager for Parking Services Economic Growth and Infrastructure, Michael Westwood.

4. Highways Alteration, London Road Request

To consider a request from Dorchester Transport Action Group for the support of Dorchester Town Council for a bus stop and traffic island in London Road.
(Correspondence attached).

5. Presentation on Application P/FUL/2022/05673

To receive a presentation from Robert Ackland, Director of The Brewery Square Development Company Ltd regarding application P/FUL/2022/05673 The Maltings and Maltings Mews Pope Street / Eldridge Street Dorchester Dorset.

6. Planning Applications for Comment

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

7. Minute Update Report

To receive and consider the minute updates reported.

8. 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
Planning and Environment Committee
Monday, 4 November 2024
Agenda Item 4

All the Dorset Transport Action Groups met the new transport portfolio holder for Dorset Council recently, Cllr Jon Andrews.

Out of that discussion each TAG agreed to produce a list of "quick wins" for Dorset Council to consider. One of Dorchester's list was to relocate or provide an additional bus stop in London Road opposite the newly opened retirement complex on the former "Watson Petroleum" site.

The rationale for this is to provide the opportunity for local residents, including in the retirement complex, with better safe access to bus services to and from the town (principally Service No2).

London Road is a very busy road and there is no safe place to cross from either side between the controlled crossing opposite "Majestic" and the end of the housing by Grays Bridge. Clearly there is no point in providing a bus stop if it not safe to cross the road to reach the South side of London Road. DTAG's suggestion is that a traffic island be provided in the middle of the carriageway near the site of the proposed bus stop. This would not only be of benefit to bus users but to all residents of London Road who wish to cross over safely. We are not at this stage suggesting a pedestrian controlled crossing.

I have now been advised that because this then becomes a "Highways" matter Dorset Council will not consider this unless it has support from the appropriate Parish Council, in this case DTC.

Can I ask you to put this before the appropriate committee and hopefully write to Dorset Council in support of this proposal.

Stewart Palmer.
Chair DTAG

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

East Ward (Councillors P. Farmer, S. Jones, F. Kent-Ledger, R. Major and K. Reid)

- E1. P/FUL/2024/04757 Land and Buildings at Fordington Farm Alington Avenue Dorchester**
Demolish existing farm buildings. Erect 7 dwellings with associated garages & parking. Form new vehicular access.
- E2. P/HOU/2024/05784 60 Eddison Avenue Dorchester DT1 1NY**
Erect Rear Porch.
- E3. P/LBC/2024/05950 Fordington House Flat 6 Lancaster Road Dorchester DT1 1NP**
Subdivision of first floor bedroom.
- E4. P/HOU/2024/06157 42 Alington Avenue Dorchester DT1 2AB**
Install dropped kerb & form vehicular access.
- E5. P/HOU/2024/05970 38 Prince Of Wales Road Dorchester DT1 1PW**
Installation of 2 Air Source Heat Pumps.

North Ward (Councillors s. Biles, A. Canning, V. Lloyd-Jones & D. Taylor)

- N1. P/HOU/2024/05622 & P/LBC/2024/05623 11 Princes Street Dorchester DT1 1TW**
Dismantle and rebuild chimney stack.
- N2. P/FUL/2024/06041 & P/LBC/2024/06042 (Listed Building Consent) 2 Cornhill Dorchester DT1 1BA**
Change of use to convert basement, first, second & third floor into four apartments, retaining retail unit at ground floor.
- N3. P/MPO/2024/05981 Former Tennis Courts East Of West Walks Dorchester**
Modification of a planning obligation dated 30 July 2024 relating to Planning Permission No. WD/D/20/00/1242, To amend the definition of "Social Rent Unit" and "Ceiling Rent", as it could currently be interpreted that the social rent plus service charges cannot exceed the Local Housing Allowance rate.

As Dorchester Town Council is the landowner no comment will be made on this application.

- N4. P/FUL/2024/06225 29 High West Street Dorchester DT1 1UP**
Replace glazed conservatory roof with pitched roof with rooflights.

N5. P/LBC/2024/06134 38 South Street & 5A Trinity Street Dorchester DT1 1DF

38 South Street - Install new shop front including new external door and steps to serve flat above shop. Demolish and re-build first floor rear extension. Remove and replace roofs. Carry out internal and external alterations.

5A Trinity Street - Remove and replace roof, carry out internal and external alterations.

N6. P/FUL/2024/05819 Vespasian House Barrack Road Dorchester DT1 1TS

Installation of 14no. balconies & doors to north-west & south-east elevations.

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

W1. P/HOU/2024/05997 3 Clarence Road Dorchester DT1 2HF

Erect two storey extension, replacement porch and install PV array to the South aspect roof (demolish conservatory)

South Ward (Councillors R. Potter and M. Rennie)

**S1. P/FUL/2022/05673 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 second floors; with external alterations, extension to existing basement & erection of side extensions up to five storeys (to provide a total of 43 flats). Erection of five-storey building (Malting Mews) with parking at ground floor & residential use (Use Class C3) at first to fourth floors (33 flats).

Poundbury Ward (Councillors R. Biggs, F. Hogwood and D. Leaper)

P1. P/FUL/2024/05529 Castle View Nursing Home Bridport Road Poundbury DT1 2NH

Erection of extension to main entrance porch, including reception. Erection of garden lounge extension.

For Information

FI1. P/CLP/2024/05674 26 Alington Road Dorchester DT1 1NT

Certificate of Lawfulness for a loft conversion including addition of dormer window to rear elevation and roof light to front elevation.

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

Circulated to Councillors 15 October 2024.

FI2. P/CLE/2024/05439 22 South Walks Road Dorchester DT1 1ED

Certificate of lawfulness to retain extension.

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

Circulated to Councillors 15 October 2024.

FI3. P/CLP/2024/05763 6 Wollaston Road Dorchester DT1 1EQ

Certificate of lawfulness to convert from 2 no flats to 1 no. single dwelling.

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

Circulated to Councillors 15 October 2024.