

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.

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. Reinstate 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)