

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

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

Apologies: Cllrs L. Fry, S. Jones, D. Leaper, R. Major

Also apologies from: Cllr K. Reid

88. Declarations of Interest

Councillor D. Taylor 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.

89. Minutes

The minutes of the meeting of the Committee held on 2 April 2024 were signed by the approved by the Committee and signed by the Chairman.

90. Planning Applications for Comment

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

91. Minute Update Report

There were no minute updates to report.

92. Planning Issues to Note

There were no planning issues to note.

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).

No objection.
- 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.

No objection.

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.

No objection
- 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)

The Committee agreed that a full planning application should be required due to concerns about the lack of local amenities such as play areas / green spaces for families for residents of this proposed scheme. The Committee had concerns about the access and parking arrangements due to the access being from an unadopted part of the highway in Millers Close. The Committee agreed that should the proposed scheme be for affordable housing the application would be welcomed providing their concerns were addressed.
- 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.

No objection.

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.

No objection.

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.

No objection.

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)).

No objection.

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)

The Committee agreed to defer their response until full information detailing what the applicant was applying for was available.

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.

Comment

The Committee were minded to agree with the comments of the Dorset Council Case Officer designated to the application made in the Officer Report dated 5 January 2024.