

Dorchester Town Council
Minutes of the Planning and Environment Committee
3 June 2024

Present: Councillors R. Potter (the Mayor ex-officio & Vice Chairman), R. Biggs, S. Biles, P. Farmer, J. Germodo, J. Hewitt, S. Jones, F. Kent-Ledger, D. Leaper, V. Lloyd-Jones, R. Major, K. Reid, M. Rennie, R. Ricardo (Chairman) and D. Taylor

Apologies: Cllrs L. Fry and F. Hogwood.

Also in Attendance: Representatives from Premier Inn

1. Declarations of Interest

Councillors R. Major and D. Taylor 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.

2. Minutes

The minutes of the meeting of the Committee held on 29 April 2024 were noted by the by the Committee and signed by the Chairman.

3. Planning Applications for Comment

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

4. Minute Update Report

1) Dorchester South Mid-Tier Accessibility Scheme (Minute 9 of the Planning and Environment Committee meeting held of 4 July 2022)

The Committee noted that the Department for Transport had announced that 'Dorchester South Railway Station had been selected for initial feasibility work and if that was successful, would be taken forward as part of the AfA programme.

The Committee requested that the Clerk to the Committee write to the South Western Railway Regional Development Manager on behalf of the Committee to welcome the news but also express the Committee's ongoing concerns and disappointment about the accessibility to the ticket office and facilities due to limited opening times.

5. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 3 June 2024
Planning Applications for Comment

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

- E1. P/VOC/2024/02287 Scout Association Lubbecke Way Dorchester Dorset DT1 1QL**
Change of use from a former scout hut to 1 no. dwelling. Create new vehicular and pedestrian access and 2 no. additional parking spaces. (With removal of Condition No. 8 from Planning Permission P/FUL/2021/02056 to allow permitted development rights permitted by Class E).
- No objection.
- E2. P/HOU/2024/02470 58 Casterbridge Road Dorchester DT1 2AG**
Erect rear balcony from first floor bedroom, replace window with french doors onto balcony.

No objection.

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

- N1. P/FUL/2024/01302 Palace Court, Flat 10 Durngate Street Dorchester Dorset DT1 1EU**
Replace existing windows to ground floor flat 10.
- No objection.
- N2. P/CLP/2024/02687 6 Albert Road Dorchester Dorset DT1 1SF**
Certificate of Proposed Use to confirm that the extant planning permission 1/E/87/137 remains extant. **FOR INFORMATION ONLY**

Objection

The Committee did not agree that the extant planning permission 1/E/87/137 (Make alterations to convert houses to three flats and erect six new flats) – as confirmed under P/CLE/2023/01953 – remains extant regardless of works undertaken that were approved under application P/FUL/2023/01834, as in the time since application 1/E/87/137 was approved the site has changed significantly due to the commencement of works according to application P/FUL/2023/01834 and the trees on the site significantly maturing and being subject to a TPO since.

- N3. P/FUL/2024/02583 48 South Street Dorchester Dorset DT1 1DQ**
Demolish existing building and erect hotel.

No objection. The Committee welcomed the application, design proposals and the additional business that the scheme (if approved) would bring to the Town. The Committee felt that the design complimented the existing street scene.

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

W1. P/HOU/2024/02143 9A Garfield Avenue Dorchester Dorset DT1 2EX

Erect second storey extension and install dormer.

No objection.

W2. P/HOU/2024/02465 120 Coburg Road Dorchester DT1 2HT

Erect 2 Storey extension to side and rear of dwelling.

No Objection.

W3. P/HOU/2024/02695 2 Queens Avenue Dorchester Dorset DT1 2EW

Erect flat roof rear extension & convert existing garage to living accommodation.

No objection.

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

P/HOU/2024/02809 28 Grosvenor Road Dorchester DT1 2BB

Demolish conservatory, erect two storey front, side & rear extension. Erect single storey rear extensions with roof lights.

No objection.

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

P1. P/FUL/2024/02274 Unit A & B Crown Hall 1 Crown Square Poundbury DT1 3JH

Change of use of ground floor commercial shop to coffee shop/cocktail bar (Use Class E).

No objection.

P2. P/HOU/2024/02469 2 Tyberton Street Poundbury DT1 3RB

Demolish conservatory and erect single storey rear extension with roof lights.

No objection.