

Dorchester Town Council

Minutes of the Planning and Environment Committee

1 July 2024

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

Apologies: Cllr R. Major

6. **Declarations of Interest**

Councillors L. Fry and D. Taylor stated that as members of Dorset Council's Northern 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.

7. **Minutes**

The minutes of the meeting of the Committee held on 3 June 2024 were approved by the Committee and signed by the Chairman.

8. **Request for Parking Restrictions – Cromwell Road**

The Committee considered a request for double yellow lines in Cromwell Road. The Committee recognised the danger caused by inappropriate parking at the junction but was also concerned about the degree of parking enforcement by Dorset Council and the police. It was proposed that Dorset Council's parking services be invited to present to a future meeting of the committee about its town-wide priorities for parking enforcement and managing residents parking.

Resolved

- a) That Dorset Council be asked to enforce existing parking restrictions so that the town council can review the effectiveness before progressing the request for yellow lines.
- b) That the council communicate with local residents to explain the council's stance on this matter.

9. **Proposed Traffic Regulation Orders at Barnes Way (Prohibition of Motor Vehicles) and Mellstock Avenue and Rothesay Road (No Waiting), Dorchester**

The Committee considered the proposed Traffic Regulation Orders for Barnes Way, Mellstock Avenue and Rothesay Road. The Committee

Resolved

That the committee supported the proposed Traffic Regulation Orders for Barnes Way, Melstock Avenue and Rothesay Road.

10. Planning Applications for Comment

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

11. Minute Update Report

There were no minute updates.

12. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 1 July 2024
Planning Applications for Comment

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

- E1. **P/FUL/2024/03073 Flat 1 1 Kings Road Dorchester DT1 1NJ**
Retain brick wall with brick piers and capping, & insert timber gate into brick wall (demolish existing wall, remove timber fence).

No objection. Although the committee does not wish to formally object to the wall it does express its displeasure that the applicant neither followed proper procedures nor used appropriate materials that would have been sympathetic to the Conservation Area.

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

- N1. **P/FUL/2024/02931 & P/LBC/2024/02932 Moule House Trinity Street Dorchester Dorset DT1 1TT**

Replacement flat roof deck structure.

No objection.

- N2. **P/FUL/2024/03214 44-48 Poundbury Crescent Dorchester DT1 2NX**

Erect bin screens.

No objection.

- N3. **P/FUL/2024/03213 Victory Court North Square Dorchester**

Erect bin storage units.

No objection.

- N4. **P/FUL/2024/03198 & P/LBC/2024/03197 (Listed Building Consent) 19 North Square Dorchester DT1 1JF**

Installation of 13 solar pv panels on roof.

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

No comment.

- N5. **P/LBC/2024/03235 County Hall Colliton Park Dorchester DT1 1XJ**

Demolish and rebuild sections of the boundary walls.

No objection.

- N6. **P/FUL/2024/02694 Acland Court Linden Avenue Dorchester DT1 1AY**

Erect external storage facility for bins and mobility scooters.

No objection.

- N7. **P/FUL/2024/02144 & P/LBC/2024/02145 (Listed Building Consent) 5 North Square Dorchester DT1 1HY**

Change of use of non-residential institution Ec (ii) to 3 residential units.

No objection.

N8. P/PACD/2024/03306 Vespasian House Barrack Road Dorchester DT1 1TS

(This is a prior approval application.)

Change of use from offices (Class E) to 31 no. dwellings (Class C3).

No objection.

N9. P/PAEL/2024/03391 Verge South of Poundbury Road Dorchester

(This is a prior approval application.)

Install 20m high monopole with 6 No. antennas and 1 No. 300mm dish, 3 No. ground based cabinets, 1 No. meter cabinet and carry out ancillary works.

No objection.

N10. P/PADD/2024/03355 Vespasian House Barrack Road Dorchester DT1 1TS

(This is a prior approval application.)

Erection of additional storey (4th floor) on an existing building.

Objection. The committee objected to the proposal on the grounds that it additional storey would have an adverse impact on the setting of the adjacent listed building (The Keep) and the committee was concerned that the use of the roofspace for residential conversion would have an adverse impact on air circulation within the building and its 'passive' design.

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

W1. P/HOU/2024/02986 38 Louise Road Dorchester DT1 2LU

Demolish Conservatory and Erect Single Storey Rear Extension.

No objection.

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

S1. P/FUL/2022/05673 & P/LBC/2022/05674 (Listed Building Consent) 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).

Dorset Council have received have amended plans - Previously considered by Dorchester Town Council 2 October 2023 comments can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/231002-Minutes.pdf>

No objection. The committee welcomed the changes to the design and height of the proposed buildings.

- S2. **P/HOU/2024/03128 41 Weatherbury Way Dorchester DT1 2ED**
Erect single story front extension. Demolish conservatory and erect single storey rear extension.
No objection.
- S3. **P/HOU/2024/03241 106 Weatherbury Way Dorchester DT1 2EG**
Erect side and rear extension & loft conversion.
No objection.
- S4. **P/HOU/2024/03370 8 Herringston Road Dorchester DT1 2BS**
Erect balcony from rear first floor bedroom. Replace existing bedroom window with french doors.
No objection.

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

No applications received to date.