

Dorchester Town Council
Minutes of the Planning and Environment Committee
7 October 2024

Present: Councillors R. Potter (the Mayor ex-officio & Vice Chairman), R. Biggs, S. Biles, A. Canning, P. Farmer, L. Fry, 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: Cllr F. Hogwood

Also in attendance: Cllr William Gibbons
Adrian Fox, Senior Planning Manager, City and Country
Members of Dorchester Civic Society

19. Declarations of Interest

Councillors L. Fry, R. Major 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.

Councillors L. Fry, R. Major and D. Taylor declared a non-pecuniary interest in planning application P/FUL/2024/04984 Dorset County Hospital Williams Avenue Dorchester DT1 2JY as they were governors of Dorset County Hospital.

Councillors R. Biggs, S. Biles, J. Hewitt, F. Kent-Ledger, R. Potter and M. Rennie declared a non-pecuniary interest in planning application P/FUL/2024/05034 Whetstones West Walks Dorchester DT1 1AW as trustees of Dorchester Alms Houses.

Councillor S. Biles declared a pecuniary interest in application P/FUL/2023/00713 & P/LBC/2023/02514 (Listed Building Consent) Former HMP Dorchester North Square Dorchester DT1 1HY as a nearby resident.

20. Minutes

The minutes of the meeting of the Committee held on 2 September 2024 were noted and signed by the chairman.

21. Presentation on Applications P/FUL/2023/00713 and P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY

The Committee received a presentation from Adrian Fox, Senior Planning Manager of City and Country regarding applications P/FUL/2023/00713 and P/LBC/2023/02514 Former HMP Dorchester North Square Dorchester DT1 1HY.

Concerns were raised by both Councillors and members of the public regarding the volume of traffic at the Bow (the Southern portion of North Square between the Corn Exchange and St Peter's Church) and in North Square as well as visibility from the prison site to Friary

Hill for motorists when leaving the site and the affect it might have on parking. The Committee heard that the Highways authority were satisfied with the proposals and had recommended additional yellow lines for safety.

Councillors were particularly concerned about people parking and loading / unloading near the Bow (the Southern portion of North Square between the Corn Exchange and St Peter's Church) and the junction to High East and High West Steet and the obstruction to the highway that it could cause. The Committee requested that a condition to the planning application be included to ensure that parking (including blue badge holders) and loading / unloading be prohibited in the area of the Bow (the Southern portion of North Square between the Corn Exchange and St Peter's Church).

The Committee heard that the roads on the prison site would not be adopted by the Highway Authority. A Councillor sought confirmation that the development would not be a gated development and was assured by Adrian Fox that it would be open to the public and that the proposal included a museum / interpretation space in the gatehouse, retention of some of the prison wall in order to honour the history of the prison and that there would be a path down to the river.

The Committee raised concerns about the potential for unsightly sheds / greenhouses being erected in the gardens that abut Friary Hill and it was agreed that a request for a condition that permitted development rights be removed from Block 1B.

Councillors were concerned that the proposed trees for the site could be neglected once the development was complete and requested that a firm management plan be in place to ensure the trees were maintained.

The Committee were concerned about the impact to neighbouring residents and how they would be affected during the construction phase and requested that a condition that a robust construction management plan be put in place that would be sympathetic to the neighbouring residents, taking into consideration the working hours, the creation of dust, demolition process and parking for contractors.

The Committee deeply regretted the exclusion of affordable housing on the site, particularly when the demand in the area was so high and strongly urged the developer to reassess their stance and seek ways for it to be incorporated in the proposal.

It was agreed that the Committee had no objection to the application subject to the mentioned provisions / conditions.

Resolved

The Dorset Council be notified that Dorchester Town Council raise no objection to applications P/FUL/2023/00713 and P/LBC/2023/02514 subject to conditions / provisions noted in appendix 1 of these minutes.

22. Planning Applications for Comment

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

Resolved

That the comments on the various planning applications, as set out in Appendix 1, be submitted to Dorset Council.

23. Minute Update Report

There were no minute updates to report.

24. Planning Issues to Note

i) 1. P/HOU/2023/03387 101 Damers Road Dorchester DT1 2LB – Appeal APP/D1265/W/23/3332185

The Committee noted that following dismissal of the appeal by the planning inspectorate, works were underway to reinstate the front garden of the property.

A Committee member requested that the Dorset Council be asked to notify Dorchester Town Council when appeal decisions are made.

**Dorchester Town Council
Planning & Environment Committee – 7 October 2024
Planning Applications for Comment**

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

E1. P/FUL/2024/04134 30 Prince Of Wales Road Dorchester DT1 1PW

Erect ancillary building within the rear grounds.

No objection.

E2. P/FUL/2024/03516 Flax Factory St Georges Road Dorchester DT1 1PE

Erect two storey extension (with roof space accommodation) to form dwelling (use class C3) with associated parking.

No objection.

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

N1. P/FUL/2023/00713 & P/LBC/2023/02514 (Listed Building Consent) Former HMP Dorchester North Square Dorchester DT1 1HY

Construction of new residential blocks (Use Class C3) with associated landscaping & car parking. Demolition of a number of non-Listed buildings. Alterations to public realm & highways in North Square and The Bow (Revised proposals in respect of the new build element, following permission WD/D/16/002697 as amended by permission WD/D/17/001269).

No objection subject to conditions / provisions.

Councillors were particularly concerned about people parking and loading / unloading near the Bow (the Southern portion of North Square between the Corn Exchange and St Peter's Church) and the junction to High East and High West Steet and the obstruction to the highway that it could cause. The Committee requested that a condition to the planning application be included to ensure that parking (including blue badge holders) and loading / unloading be prohibited in the area of the Bow (the Southern portion of North Square between the Corn Exchange and St Peter's Church).

The Committee raised concerns about the potential for unsightly sheds / greenhouses being erected in the gardens that abut Friary Hill and it was agreed that a request for a condition that permitted development rights be removed from Block 1B.

Councillors were concerned that the proposed trees for the site could be neglected once the development was complete and requested that a firm management plan be in place to ensure the trees were maintained.

The Committee were concerned about the impact to neighbouring residents and how they would be affected during the construction phase and requested that a condition that a robust construction management plan be put in place that would be sympathetic to the neighbouring

residents, taking into consideration the working hours, the creation of dust, demolition process and parking for contractors.

It should be noted that The Committee deeply regretted the exclusion of affordable housing on the site, particularly when the demand in the area was so high and strongly urged the developer to reassess their stance and seek ways for it to be incorporated within the proposal.

N2. P/HOU/2024/04560 85 Bridport Road Dorchester DT1 2NH

Erect rear flat roof extension forming garden room, utility and wc.

No objection.

N3. P/LBC/2024/04717 4 Cornhill Dorchester DT1 1BA

Carry out works associated with the upgrade and refurbishment of the property both internally and externally.

No objection.

N3. P/FUL/2024/05034 Whetstones West Walks Dorchester DT1 1AW

Installation of roof-mounted solar photovoltaic (PV) panels.

No objection.

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

W1. P/FUL/2024/04984 Dorset County Hospital Williams Avenue Dorchester DT1 2JY

Retain installation of 1no. air handling unit to ground floor, including attached service corridor, concrete base & ductwork to Level 2 Terrace adjoining East Wing Building.

No objection.

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

S1. P/ADV/2024/04960 5 Pope Street Dorchester DT1 1GW

Display 1no. illuminated high-level horizontal sign, 1no. illuminated projecting sign, 1no. non-illuminated fascia sign and window Vinyl.

No objection.

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

No applications received.

Notice of Appeal

A1. P/LBC/2024/01796 21 Glyde Path Road Dorchester Dorset DT1 1XE

Appeal Reference: APP/D1265/Y/24/3348635

Alterations to convert lower ground floor to ancillary accommodation. Install stud walls & re-instate windows & light wells.

An appeal has been made to the Secretary of State against the Dorset Council's refusal of the above application.

The application was considered at the Dorchester Town Council Planning and Environment Committee meeting held on 29 April 2024.

The Committee raised no objection.