

**Dorchester Town Council**  
**Minutes of the Planning and Environment Committee**  
**7 January 2025**

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

Also in attendance: Cllr William Gibbons

**40. Declarations of Interest**

Councillor L. Fry stated that as a member of Dorset Council's Northern 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.

**41. Minutes**

The minutes of the meeting of the Committee held on 2 December 2024 were signed by the chairman.

**42. Knightsford Neighbourhood Plan**

The Committee noted that a Neighbourhood Plan for Knightsford had been submitted by Knightsford Parish Council.

**43. 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.

**44. Minute Update Report**

There were no minute updates to report.

**45. Planning Issues to Note**

- i) A Committee member raised concerns about the closure of lower South Street due to the fire at the Gorge Café.
- ii) A Committee member raised concerns about the poor condition of 43 High East Street.

Dorchester Town Council  
 Planning & Environment Committee – 7 January  
 Planning Applications for Comment

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

**E1. P/HOU/2024/06691 & P/LBC/2024/06692 (Listed Building Consent) 70 High Street Fordington Dorchester DT1 1LB**

Erection of a single storey orangery and greenhouse. Install and replace rooflights. Install and reinstatement windows and alter existing doorway. Demolish chimney and greenhouse.

No objection.

**E2. P/FUL/2024/04757 Land And Buildings At Fordington Farm Alington Avenue Dorchester**

Demolish existing farm buildings. Erect 7 custom/self-build dwellings with associated garages & parking. Form new vehicular access (*Amended Plans*)

No objection.

**E3. P/HOU/2024/05665 21 Icen Way Dorchester DT1 1ER**

Form a new vehicular access and hardstanding in the front garden, remove existing wall and form retaining wall.

Objection.

The Committee opposed the removal of the wall and excavation of the front garden to make room for a parking space as the property's frontage contributes significantly to the character and appearance of the street scene (of this part of the Dorchester Conservation Area which is recognised under the Dorchester Article 4 Direction ). Its demolition would be detrimental to the character and appearance of this area. The proposal contravenes ENV4 of the West Dorset, Weymouth & Portland adopted local plan.

The Committee also felt that the proposal contravened COM7 as it would have a detrimental effect on road safety due to its proximity to the traffic island which provides a safe crossing point for pedestrians and the Icen Way / South Walks Road traffic junction.

**E4. P/HOU/2024/07110 21 Icen Way Dorchester DT1 1ER**

Erect rear single storey extension.

No objection.

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

**N1. P/HOU/2024/07038 47 Prospect Road Dorchester DT1 2PF**

Erect infill single storey extension with rooflight.

No objection.

**N2. P/FUL/2024/02800 2 Wessex Road Dorchester DT1 2NT**

Erect 1no. dwelling.

No objection.

**N3. P/FUL/2024/07281 Baileys Court High East Street Dorchester DT1 1HN**

Construction of bin storage and cycle storage units.

No objection.

**N4. P/FUL/2024/07410 & P/LBC/2024/07409 51 High West Street Dorchester DT1 1UT**

Retain works to reinstate original brick facade between ground level and first floor level on south elevation.

No objection.

**N5. P/LBC/2024/07483 57 High West Street Dorchester DT1 1UT**

Remodel southern parapet gutter and install new downpipe on south elevation.

No objection.

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

**W1. P/HOU/2024/07039 4 Great Western Road Dorchester DT1 1UF**

Form a new pedestrian ramped access to front of property.

No objection.

**W2. P/FUL/2024/07256 Former garage block site Garfield Avenue Dorchester**

Erection of 1no. dwelling, detached garage with ancillary accommodation & office. Creation of swimming pool & associated off road parking (demolition of existing garage blocks).

No objection.

**W3. P/FUL/2024/07610 Great Western Court Great Western Road Dorchester**

Erect 1no. mobility scooter storage unit.

No objection.

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

**S1. P/FUL/2024/07190 10 Manor Road Dorchester DT1 2AU**

Erect bungalow with associated access and parking.

Objection.

The Committee determined that the proposed creation of an access drive along the boundary of the property would likely result in undue nuisance to adjacent neighbours. Furthermore, the construction of a bungalow within the back garden was deemed to constitute over-development, contrary to the established character of the neighbourhood, contravening ENV12 of the adopted local plan. The Committee also expressed concerns regarding the shared

use of a single driveway and access point onto Manor Road by the two properties. Overall, the Committee concluded that the proposal represents an over development inconsistent with the character of the residential area.

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

No applications received to date.

**Notice of Appeal**

**A1. Appeal Reference: APP/D1265/W/24/3355612**

**Application: P/FUL/2024/03073 Flat 1 1 Kings Road Dorchester DT1 1NJ**

Retain brick wall with brick piers and capping, & reduce height of timber gate (remove timber fence). Existing unsafe wall demolished.

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