



Dorchester Town Council

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Wednesday, 27 May 2026

Agenda for the meeting of the Planning and Environment Committee which will be held in the **Council Chamber, the Municipal Buildings, High East Street, Dorchester, DT1 1HF** on **Monday, 1 June 2026, commencing at 7.00pm.**

Steve Newman
Town Clerk

Public Attendance and Speaking at the Meeting

The Chair has discretion to allow members of the public to speak at the meeting. **If you wish to speak please contact the Clerk by 9.00am on the morning of the meeting.** We ask speakers to confine their comments to the matter in hand and to be as brief as possible.

Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose interests where appropriate. A Member who declares any interest must leave the room. A Member who declares a registerable interest as a Council nominee to a partner organisation may first address the meeting as a member of the public.

Membership of the Committee

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

1. Apologies and Declarations of Interest

It is recommended that twin hatted Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

2. Minutes

For the Chair to sign the minutes of the meeting of the Committee held on 27 April 2026 and ratified at the full Council meeting held on 19 May 2026. The minutes of the meeting can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/260427-Minutes.pdf>.

3. Reporting Back from Action Taken by Town Clerk: Dropped Kerb Request

To note that, following a discussion by the committee via email, members supported a request for a dropped kerb at Fosse Green (request attached). The Town Clerk subsequently notified Dorset Council of the committee's support.

4. 20MPH Task and Finish Group Meeting Minutes

To note the minutes of the 20mph Task and Finish Group meeting held on 1 May 2026 (attached).

5. Planning Applications for Comment

To receive and comment on the planning applications received from Dorset Council (attached).

6. Minute Update Report

To note and consider the minute updates reported.

7. Planning Issues to Note

To note any planning related issues including decisions made by Dorset Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others.

Agenda Item 3
Dorchester Town Council
Planning and Environment Committee – 1 June 2026
Dropped Kerb Request



Request to Dorchester Town Council to Support Pedestrian Access Improvement
 (please read the information notes over and include all relevant information and evidence - continue on extra sheets if necessary).

Name:	Scott Browning
Address:	[REDACTED]
Telephone:	[REDACTED]
Email:	[REDACTED]
Access Issue:	<p>Scott is a permanent wheelchair user who has an adapted van which is kept parked close to his home. However, on occasion he is unable to access his vehicle to go out as the pavements close by are obstructed by cars and other vans, meaning he cannot access a dropped kerb.</p> <p>There is another neighbour who also has the same issue when trying to access her van to take her disabled child out. This family find they are even more likely to be blocked in as their son uses a large, motorised wheelchair which cannot be lifted over kerbs.</p> <p>Obviously in both cases, Scott and his neighbour’s son might be able to access their vehicles at one point in the day to go out, but then find all existing access points are blocked when they return.</p>
Works requested (including plan/map and site details):	<p>Following 3 x site visits, the final one which included 3 Dorset Council Officers, Cllr Les Fry and a representative from Magna Housing, as well as Emma Scott, it was agreed that the best of the proposed solutions was to install a dropped kerb close to the properties in the corner of the car park and then mark out the space in front with some yellow cross hatching. Dorset Council have agreed to complete the dropped kerb, if approved, within 3-4 weeks and to coordinate with Magna Housing who will paint the hatching in.</p>

Please provide evidence of support by others:	Scott's neighbour Sabrina who has a disabled son is strongly supportive of this option.
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Comments from Councillor Les Fry

Considerable discussion has gone into this proposal, this one dropped kerb will significantly help two separate individuals with access to and from motorised transport. Without this action there are many occasions due to inconsiderate parking when this is not possible. This request is supported by DC Highways and Magna.



Current issue

Photo is looking towards Scott's house which is on the right near the lighter coloured fencing.

Currently Scott has to come along this path to access a dropped kerb, but often the cars and larger vehicles park their noses or tails over the path completely impeding access.



Proposed site for new dropped kerb

Installing a dropped kerb at the end of the path where Scott and his neighbour live would enable them to safely and easily access the car park and their own vehicles.

The exact position Dorset Council would install the dropped kerb is marked out in white.

Consider:

- The exact location of the proposed crossing.

- The sorts of difficulties local people are experiencing in crossing at this site.
- Any local knowledge on wheelchair users and other vulnerable people who would benefit from a crossing in this position.
- If there is evidence of support from local residents for this crossing.
- If you have any other evidence relating to the request for a crossing.

Agenda Item 4
Dorchester Town Council
Planning and Environment Committee – 1 June 2026
20MPH Task and Finish Group Meeting Minutes

Dorchester Town Council
20mph Task and Finish Group
Minutes
1 May 2026

In attendance: Councillors S. Biles, D. Leaper and K. Reid

Apologies: Councillors J. Hewitt and G. Jones

1. Review of 20mph Speed Survey Findings

The group reviewed and discussed the findings from the 20mph traffic speed surveys with Dorset Council's Road Safety Manager, Tony Burden.

The group noted that Dorset Council's policy stated that 20 mph speed limits could be considered where existing mean speeds provided a realistic opportunity for compliance. The data presented showed that most of the town was suitable for a 20mph limit. It was noted that where mean speeds were already at or below 24 mph, introducing a 20mph limit through signing alone was likely to achieve general compliance.

Where mean speeds exceeded 24 mph, additional traffic management or enforcement measures were considered more likely to be required.

In practical terms, it was acknowledged that some locations might require supplementary measures. At the lower end, this could include Community Speed Watch activity or the use of Speed Indicator Devices. At the more significant—and more costly—end of the spectrum, this could involve physical traffic calming measures such as priority narrowing, chicanes, footway build-outs, speed tables, gateway features, or speed cameras. Such measures would ensure schemes met policy requirements and did not place undue reliance on Dorset Police enforcement.

The group noted that careful consideration would be required when assessing whether a 20mph scheme was appropriate and deliverable within the available budget.

The group were asked to consider:

- the start point locations for the scheme (whilst noting that Dorset Council prefer to use existing start points)
- the credibility of any proposed start points
- visiting nearby locations that had recently implemented 20mph restrictions such as Bridport and Lyme Regis
- creating a narrative for why a 20mph scheme would be beneficial, in particular the safety aspect

The group were reminded that should restrictions be put in place, repeater signage would be required every 200m.

The group were minded to proceed with a proposal to incorporate the whole of Dorchester within their proposal. The group were advised to have discussions with the Duchy of Cornwall about the inclusion of Poundbury as not all of the roads had been adopted.

2. Community Engagement Approaches

The group considered and agreed the proposed community engagement methods outlined in Appendix 1.

The group was advised to take maps to any community engagement events and an outline of the proposed area to be included within the 20mph scheme. Members noted that, when devising the questionnaire, the most reliable approach was to keep it simple, with options for participants to indicate whether they supported or objected to the proposal, alongside an opportunity to provide general comments.

3. Support from Volunteer Groups

The group noted that support had been offered by Dorchester Transport Action Group . The group agreed that they would ask for help from them with the consultation process.

4. Proposed Timeframe

The group agreed the proposed delivery timeframe, recognising that this might be subject to change (Appendix 2). It was noted that, should the proposed timeframe be successfully implemented, any application submitted by Dorchester Town Council for a 20 mph scheme would likely be included within Phase 5 of Dorset Council's programme for consideration.

Community Engagement Approach

Events

Event	Location	Date
Love Parks	Borough Gardens	22 July 2026
Dorset Food and Arts Festival	The Great Field	1 August 2026
Anonymous Festival	Borough Gardens	31 August 2026
Dorchester Market		Dependent on pitch availability
South Street		Dependent on pitch availability

Questionnaire publicised via

Newsletter

Website

Social Media

KeeP106

Consultees (at a minimum)

Dorset County Hospital

Dorchester Tourism Partnership

Dorchester Civic Society

Dorchester Access Group

Dorchester Town Youth Council

Local Schools (as main bodies)

Local Bus Companies

Dorchester BID

Dorchester Chamber for Business

Dorchester Transport Action Group

The Duchy of Cornwall

NB: The list is not exhaustive

Proposed Timeframe

Date	Activity
1 May 2026	Next Steps Meeting to agree proposed timetable
1 June 2026	Chairman of 20MPH Task and Finish Group to report to Planning Committee 20MPH Task and Finish Group updates.
June – 31 August 2026	Community Engagement.
7 September 2026	Consultation period closes.
2 October 2026	Data collated and analysed.
W/C 12 October 2026 / W/C 19 October 2026	20MPH Task and Finish Group Meeting to consider the consultation findings and agree 20MPH proposal to be submitted to 2 November 2026 Planning and Environment Committee.
2 November 2026	Planning and Environment Committee.
16 November 2026	Policy Committee
30 November 2026	Full Council.

Agenda Item 5
Dorchester Town Council
Planning & Environment Committee – 1 June 2026
Planning Applications for Comment

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

E1. P/HOU/2026/02600 16 Sydenham Way Dorchester DT1 1DN

Single storey side extension.

E2. P/HOU/2026/02771 41 Ackerman Road Dorchester DT1 1NZ

Erect 2 Storey Side Extension.

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

N1. P/HOU/2026/02339 1 Arnhem Green Dorchester DT1 2PS

Erect Front porch, form garden steps and low wall.

N2. P/LBC/2026/02258 10 South Street Dorchester DT1 1BT

Internal alterations including removal of existing self service machines & replacement of two new self service teller machines, replacement of internal signage, new flooring & internal decoration.

N3. P/ADV/2026/02481 8 Cornhill Dorchester DT1 1BA

Display 1 no. non-illuminated project sign.

N4. P/FUL/2026/02811 & P/LBC/2026/02812 (Listed Building Consent) 64 High West Street Dorchester DT1 1XA

Change of use of ground floor to cafe/bar with Pilates studio.

N5. P/LBC/2026/02859 8 Cornhill Dorchester DT1 1BA

Install 1 no. non-illuminated project sign.

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

W1. P/OUT/2026/01872 Builder Center Great Western Road Dorchester DT1 1RZ

Demolition/conversion of buildings to provide 30 no. apartments and commercial floorspace (Use Class E) with associated parking & landscaping (outline application to determine access, appearance, landscaping, layout and scale).

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

S1. P/HOU/2026/02409 57 South Court Avenue Dorchester DT1 2DA

Erect single storey side/rear extension with integrated garage and roof lights.

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

P1. P/VOC/2026/02217 5 Hintock Street Poundbury DT1 3FB

Erect single story lean-to conservatory (with variation of condition 2 to planning permission P/HOU/2023/05313 to amend approved plans).

For Information

FI1. P/CLP/2026/02599 2 Holly Close Dorchester DT1 2PZ

Certificate of lawfulness for the proposed use of the land to station a mobile home granny annexe for use incidental to the main dwelling.

The above Certificate of Lawful Use Proposed has been received by Dorset Council. You are being notified for information purposes only.

Circulated to all Councillors by email 15/05/26.

FI2. P/CLP/2026/02626 51 Bridport Road Dorchester DT1 2NG

Certificate of lawfulness for change of use from dwelling (Use Class C3) to house in multiple occupation (Use Class C4).

The above Certificate of Lawful Use Proposed has been received by Dorset Council. You are being notified for information purposes only.

Circulated to all Councillors by email 19/05/26.

FI3. P/NMA/2026/02768 Oak House Poundbury Road Dorchester DT1 1SW

Non material amendment - reduce the window size to southern west corner elevation serving bedrooms to Planning Permission P/FUL/2025/02576. (Demolition of the existing building and erection of 4-storey building to provide 79 no. affordable key worker dwellings).

The above Non Material Amendment application has been received by Dorset Council. You are being notified for information purposes only.

Circulated to all Councillors by email 27/05/26.