



Dorchester Town Council

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Tuesday, 28 July 2026

Agenda for the meeting of the **Planning and Environment Committee** which will be held in the **Corn Exchange, the Municipal Buildings, High East Street, Dorchester, DT1 1HF** on **Monday, 3 August 2026, commencing at 7.00pm.**

Charmaine Denny
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.



Public speaking and attendance at committee meetings

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.**

Speakers must confine their comments to the matter in hand and to be as brief as possible.

Where there is an interested group of objectors or supporters, a spokesperson should be appointed to speak on behalf of the group.

The Chairman has the right and discretion to control questions and irrelevant points being raised to avoid disruption, repetition and to make best use of the meeting time.

The Chair can invite members of the public to speak for up to 3 minutes.

Any questions that the committee then wish to ask the member of the public must go **via the Chair.**

1. Apologies and Declarations of Interest

It is recommended that councillors who are also members of Dorset Council's relevant planning committee 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 6 July 2026 and ratified at the full Council meeting held on 27 July 2026. The minutes of the meeting can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/260706-Minutes.pdf> .

3. Planning Application P/OUT/2026/03215 Land west of A35 and east of Slyers Lane North of Dorchester

To receive a presentation from Ollie Fountain of Bidwells and Steve Jolly of Marengo on planning application P/OUT/2026/03215.

4. Proposed Parking and Waiting Restrictions – Lubbecke Way

To consider amendments to existing parking restrictions on Lubbecke Way to improve road safety, visibility, access to key facilities, and enforceability of parking controls (report attached).

5. 20MPH Task and Finish Group

To receive a verbal update from the chair of the 20mph task and finish group.

6. Planning Applications for Comment

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

7. Minute Update Report

To note and consider the minute updates reported.

8. 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 4
Dorchester Town Council
Planning & Environment Committee – 3 August 2026
Proposed Parking and Waiting Restrictions – Lubbecke Way

Concerns have been raised regarding vehicle parking and loading activity on Lubbecke Way, particularly in the vicinity of the Youth Club and Ambulance Station. Existing arrangements include a mixture of double yellow lines, single yellow lines, access protection markings, and school-style zig-zag keep-clear markings. Some of these measures are difficult to enforce and can create visibility and access issues for service vehicles and other road users.

The proposals seek to simplify the restrictions, improve enforceability, and ensure safe access to both the Youth Club and the Ambulance Station.

Proposed Changes

1. Extension of Double Yellow Lines – River Side (Left-Hand Side)

At the entrance to Lubbecke Way from Kings Road, on the left-hand side (river side), it is proposed that the existing double yellow lines be extended up to the Youth Club entrance and designated as **No Loading/No Unloading**.

This change would:

- Remove the existing zig-zag keep-clear markings, which are not readily enforceable.
- Remove a section of single yellow line.
- Prevent vehicles from stopping, parking, loading, or unloading in this location.

2. Extension of Double Yellow Lines – Right-Hand Side

On entering Lubbecke Way from Kings Road, it is proposed that the existing double yellow lines on the right-hand side be extended up to and including the Ambulance Station exit, terminating at the existing 8.00am–6.00pm restriction sign.

This change would:

- Remove a section of single yellow line.
- Prevent parking adjacent to the Ambulance Station access.
- Improve sight lines for vehicles entering and leaving the Ambulance Station.
- Enhance road safety for all users.

3. Ambulance Station Access Protection

It is proposed that the existing access protection marking at the Ambulance Station entrance be removed and replaced with **double yellow lines with no loading/no unloading restrictions** extending up to and including the Youth Club entrance.

This change would:

- Introduce a more robust and enforceable restriction.

- Maintain clear access to the Ambulance Station.
- Prevent obstruction caused by parked vehicles or loading activity.
- Improve operational access for emergency service vehicles.

Benefits

The proposed measures are expected to:

- Improve visibility at junctions and access points.
- Ensure unobstructed access to the Ambulance Station and Youth Club.
- Enhance pedestrian and vehicle safety.
- Replace less effective markings with restrictions that can be more readily enforced.
- Simplify the overall parking restriction layout along this section of Lubbecke Way.

Conclusion

The proposed amendments provide a clearer, more enforceable parking regime that supports road safety and maintains unrestricted access to important community and emergency service facilities. Approval is therefore recommended.

Agenda Item 6
Dorchester Town Council
Planning & Environment Committee – 3 August 2026
Planning Applications for Comment

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

No applications received to date.

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

N1. P/VOC/2026/03565 38 South Street & 5A Trinity Street Dorchester

Formation of two residential flats (Use Class C3) across the first, second and third floors. Replace ground floor retail frontage facing South Street. Replace roof structure & erect dormer window. Replace all windows. Replace roof to rear single storey extension. (with variation of condition 2 of planning permission P/FUL/2025/07231 to add a rooflight).

N2. P/VOL/2026/03634 38 South Street & 5A Trinity Street Dorchester

Rebuild the party wall between Nos. 38 and 39 South Street. Replace the ground-floor retail frontage and carry out internal alterations to create two residential flats across the upper floors. Install a new timber roof with natural slate finish and a dormer window. Replace all timber sash windows with slimline double-glazed units. Remove the external timber toilet at first-floor level and renew the rear extension roof with a flat roof. External works to include paint removal from front brickwork, stonework repairs, and replacement of rear cement render with lime render. (with variation of condition 2 of listed building consent P/LBC/2025/07232 to add a rooflight).

N3. P/LBC/2026/03915 1 Glyde Path Road Dorchester DT1 1XB

Re-rendering of the South gable and additional lead flashings and weatherings to the chimney stack.

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

W1. P/VOC/2026/03918 Dorset County Hospital Williams Avenue Dorchester DT1 2JY

New Hospitals Project including a new Emergency Department, a new 24 bed Critical Care Department and replacement helipad at roof level (with variation of condition 1 of planning permission P/RES/2023/03565 to amend reference to plans, sections and elevations to reflect the latest design intent).

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

S1. P/HOU/2026/03703 18 Kingsbere Crescent Dorchester DT1 2DY

Replace flat roof over porch/garage with new lean-to roof. Erect a rear lean-to extension.

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

No applications received to date.

In Addition

P/OUT/2026/03215 Land west of A35 and east of Slyers Lane North of Dorchester

Erection of buildings including up to 500no. dwellings, residential institutions; mixed-use neighbourhood centre including flexible employment, retail, leisure and community uses; associated infrastructure including new roads, drainage, footpaths and formal and informal open spaces, landscaping and public realm, cycle and vehicular parking and servicing, utilities and other associated works (Outline application to determine access only).

For Information

F11. P/NMA/2026/03908 Poundbury Phases 3 And 4 Peverell Avenue East Poundbury

Non material amendment - amend the description of development to refer to 206 dwellings in place of 205 dwellings to planning permission WD/D/20/002764 (Erection of 205 dwellings, 473m² of non-residential development & associated roads, drainage & other infrastructure).

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

(Circulated to all councillors 28/07/26)