



Dorchester Town Council

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Wednesday, 2 September 2026

You are summoned to a meeting of the **Dorchester Town Council Planning and Environment Committee** which will be held in the **Council Chamber, the Municipal Buildings, High East Street, Dorchester, DT1 1HF** on **Monday, 7 September 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.

AGENDA

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 Committee to confirm and the Chair to sign the minutes of the meeting of the Committee held on 3 August 2026. The minutes of the meeting can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/260803-Minutes.pdf>.

3. Dorset Council Local Plan

To note that Dorset Council has published a Notice of Intent to Commence Plan-Making and the Timetable for the production of the Dorset Council Local Plan under the Government's new plan-making system. (Timetable attached).

4. Request for 'School Ahead' Signage at Sunninghill Prep School

To consider if the committee wishes to support a request for 'School Ahead' signage at Sunninghill Prep School.

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.

i) Minute 11 of the Planning and Environment Committee Meeting held on 6 July 2026 - Certificate of Lawful Use Applications

To note the response received from the Dorset Council Area Planning Manager – Northern Economy & Environment (attached).

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.



Dorset Council Local Plan

Indicative Local Plan Timetable

1. Introduction

The Dorset Council Local Plan timetable will come into effect on 31 July 2026, at the point it is published on the Local Plan website. It will replace the Local Plan timetable shown in the Local Development Scheme (March 2025). All other timetables and schedules in the Local Development Scheme (March 2025) are valid until reviewed.

Once adopted, the Dorset Council Local Plan will cover the whole of the Dorset Council area. It will include policies and allocations to guide the development of land in Dorset except for strategic waste infrastructure and minerals developments. Minerals developments and strategic waste facilities will be addressed through separate Minerals and Waste plans.

2. The Timetable

The Government's expectation is that local plans should be prepared within a 30-month timetable. This will be a significant challenge and is not something that has been achieved before. It is a requirement of the plan-making system to publish a timetable setting out the dates for each of the key stages within the process of preparing a local plan.

Dorset Council is required to review this timetable on a monthly basis and update it as and when necessary and when each stage in the plan-making process is reached. The Local Plan timetable will therefore change over time. This indicative timetable sets out the intended dates for key early stages in the plan-making process.

Stage	Date
Publication of Local Plan Timetable	31-Jul-2026
Publish notice of Intention to Commence Local Plan Preparation	31-Jul-2026
Publish notice of Scoping Consultation – start of consultation (including consultation with the statutory consultation bodies on the Sustainability Appraisal Scoping Report)	21-Sep-2026
Date by which Scoping Consultation comments must be received – close of consultation	25-Oct-2026
Gateway 1: Self-assessment	30-Nov-2026
Publish summary of Scoping Consultation	01-Mar-2027
Publish notice of Local Plan Content and Evidence Consultation – start of consultation	01-Mar-2027
Date by which Local Plan Content and Evidence Consultation comments must be received – close of consultation	11-Apr-2027
Gateway 2: Seek observations and advice from Planning Inspectorate	07-Jul-2027
Publish notice of Proposed Local Plan Consultation – start of consultation	10-Jan-2028
Date by which Proposed Local Plan Consultation comments must be received	05-Mar-2028
Gateway 3: Seek advice from Planning Inspectorate on whether prescribed requirements have been met	15-May-2028
Submit Local Plan for Examination	03-Jul-2028
Adopt Local Plan	26-Feb-2029

Agenda Item 4

Dorchester Town Council

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Request for 'School Ahead' Signage at Sunninghill Prep

The Head Teacher of Sunninghill Prep School, South Walks Road, has submitted a request for the installation of advance warning signage to alert motorists to the presence of the school. Dorset Council has advised that any such request would require the support of Dorchester Town Council before it can be considered further.

The map below identifies the proposed locations for the signage. It is acknowledged that, should the proposal receive the support of both Dorchester Town Council and Dorset Council, the final positioning of any signage will be determined by Dorset Council in its capacity as the Highway Authority, having regard to highway safety requirements and other relevant considerations.

The Committee is asked if it wishes to support the request.



Agenda Item 5
Dorchester Town Council
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Planning Applications for Comment

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

- E1.** **P/HOU/2026/04009 7 Little Britain Dorchester DT1 1NN**
Erect first floor rear extension and external alterations to ground floor rear extension.
- E2.** **P/HOU/2026/04167 17 Garland Crescent Dorchester DT1 2SX**
Erect a pergola.
- E3.** **P/HOU/2026/04168 24 Alington Road Dorchester DT1 1NT**
Erect 2 storey side extension and single storey rear extension (Demolish Conservatory).
- E4.** **P/HOU/2026/04234 22 Alington Road Dorchester DT1 1NT**
Erect a garden office.
- E5.** **P/HOU/2026/04625 14 All Saints Road Dorchester DT1 1EL**
Erect single storey side extensions, erect single storey front extension.

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

- N1.** **P/LBC/2026/04057 Dorchester Town Hall High East Street Dorchester DT1 1HF**
Repairs to lead-covered spire, decayed rafter ends, roof timbers and associated metal fixings. Localised repair and replacement of deteriorated external and internal facing stonework. Repair and strengthening of bell fastenings. Conservation and restoration of historic clock mechanism, clock dials and bells.
- As the application has been submitted by Dorchester Town Council no comment will be made by the committee on the application.*
- N2.** **P/LBC/2026/04152 Savernake House 42 High West Street Dorchester DT1 1UU**
Repairs to roofs, chimney and dormer window.
- N3.** **P/HOU/2026/03833 & P/LBC/2026/03834 (Listed Building Consent) 62 Stable Cottage High West Street Dorchester DT1 1UY**
Refurbishment & improvement works including new entrance porch, replacement rear garden room extension, internal alterations & reconfiguration, replacement stair, fire safety upgrades, installation of conservation rooflights, Juliet balcony guarding, replacement wood burning stove, and formation of new rear access gate and steps.
- N4.** **P/FUL/2026/04286 Vespasian House Barrack Road Dorchester DT1 1TS**
Change of use of part of the existing car park to communal residential garden and erection of an ancillary wellness pavilion, together with associated landscaping, patio areas, relocation of the bin store and associated infrastructure.

N5. P/HOU/2026/04253 5 Albert Road Dorchester DT1 1SE
Demolish existing single storey addition and erect a single storey extension.

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

W1. P/ADV/2026/03832 40 Great Western Road Dorchester DT1 1UF
Display 1no. non-Illuminated fascia sign.

W2. P/FUL/2026/03831 40 Great Western Road Dorchester DT1 1UF
Replace existing shop signage.

W3. P/HOU/2026/04010 41 Queens Avenue Dorchester DT1 2EP
Single storey flat roof rear extension. Insert new upper floor window on side elevation and reduce width of ground floor side window.

W4. P/FUL/2026/03831 40 Great Western Road Dorchester DT1 1UF
Install replacement shopfront, including new entrance door and signage.

W5. P/HOU/2026/03580 7 Mithras Close Dorchester DT1 2RF
Erect a single-storey, flat roofed side extension.

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

S1. P/HOU/2026/04551 85 Weatherbury Way Dorchester DT1 2EE
Erect single storey front extension and erect single storey rear extension.

S2. P/VOC/2026/04591 10 Manor Road Dorchester DT1 2AU
Erect bungalow with associated access and parking with variation of condition 2, 9 & 13 to planning permission P/FUL/2024/07190 to amend approved plans.

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

P1. P/VOC/2026/04006 Poundbury Phases 3 And 4 Peverell Avenue East Poundbury
Erection of 205 dwellings, 473m² of non-residential development & associated roads, drainage & other infrastructure (with variation of condition 1 of planning permission WD/D/20/002764 - to allow amendments to the design of dwellings in Sectors 4.13, 4.16 & 4.19).

P2. P/VOC/2026/04460 North West Quadrant Poundbury Dorchester
Variation of Condition 1 (approved plans) of planning permission WD/D/20/002764, to allow amendments to the layout of Plot 780 and the enlargement and redesign of the associated garage building to enable the formation of an additional residential dwelling over the garages.

P3. P/FUL/2026/01263 Crown Point Phases 3 and 4 Poundbury
Erection of 57no. dwellings, public open space & associated infrastructure.
(Amended plans / Additional information supplied)

For Information

FI1. P/NMA/2026/04532 Nappers House West Walks Dorchester

Non material amendment - amendments to landscaping, external materials, building elevations, access arrangements and layouts - to planning permission P/FUL/2022/01613 (Erection of 2no. two storey buildings & a single storey building to create 14 almshouses & an ancillary community room (demolition of existing two storey building including 8 almshouses))

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

(Circulated to all Councillors 25/08/26)

FI2. P/NMA/2026/04534 Roman Corner Trinity Street Dorchester

Non material amendment - amendments to approved plans to planning permission WD/D/20/001242 (Erection of 15no. one bedroom affordable flats, including one wheelchair accessible dwelling (revised scheme)).

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

(Circulated to all Councillors 25/08/26)

Agenda Item 6
Dorchester Town Council
Planning & Environment Committee – 7 September 2026
Minute Update Report

i) Minute 11 of the Planning and Environment Committee Meeting held on 6 July 2026 - Certificate of Lawful Use Applications

To note the response received from the Dorset Council Area Planning Manager - Northern Economy & Environment:

'Thank you for your letter from Cllr Ricardo regarding the use of Certificates of Lawfulness applications and the concerns about their impact on community engagement within the planning system.

I appreciate the points raised and understand the concern that can arise where residents and local councils feel unable to influence the outcome of proposals that may have implications for their area. As is acknowledged, however, applications for certificates of lawfulness are fundamentally different from planning applications. They are legal determinations that must be assessed solely against the relevant legislative tests and factual evidence, rather than the planning merits of a proposal. We cannot prevent applicants from using this route.

We have no discretion to take into account matters such as public opinion, planning policy considerations, or wider community impacts when determining such applications. While this can appear to limit opportunities for democratic input, the purpose of the process is to provide certainty regarding the legal status of existing or proposed uses and developments.

If there are any specific cases where concerns have been raised locally, please let me know as I would be happy to look into this further.

Thank you for taking the time to set out the Town Council's concerns.'



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.**