

Dorchester Town Council
Minutes of the Planning and Environment Committee
2 June 2025

Present: Councillors S. Biles, P. Farmer, L. Fry (Vice Chair), J. Germodo, J. Hewitt, S. Jones, F. Kent-Ledger, D. Leaper, V. Lloyd-Jones, R. Major, R. Potter, M. Rennie and R. Ricardo (Chair).

Apologies: Cllrs R. Biggs and F. Hogwood

Also in attendance: Councillor William Gibbons

1. Declarations of Interest

Councillors L. Fry and R. Major 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.

2. Minutes

The minutes of the meeting of the Committee held on 28 April 2025 were signed by the chairman.

3. 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.

4. Minute Update Report

Minute 13 of the Planning and Environment Committee Meeting Held on 3 July 2023 - Dorset Council Car Park Electronic Information Signage

A Committee member expressed concern about the ongoing inconsistency of the car park electronic signage, which continued to display incorrect information. The Committee agreed this was confusing for the public and projected a poor image of the town, negatively affecting both residents and visitors. It was therefore resolved that a request be made to Dorset Council for the signage be switched off and removed when each car park undergoes refurbishment.

Resolved

That the Clerk write to Dorset Council and request that the car park electronic information signage be turned off and removed.

5. Planning Issues to Note

It was noted that several road traffic improvements were either underway or proposed across Dorchester. The Committee requested that the Clerk invite a representative from Dorset Council to attend a future meeting to provide an update.

Resolved

That the Clerk to the Committee invite a representative of Dorset Council to attend a future meeting to provide an update on existing and proposed traffic schemes in Dorchester.

**Dorchester Town Council
Planning & Environment Committee – 2 June 2025
Planning Applications for Comment**

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

E1. P/HOU/2025/02373 4 Pound Lane Dorchester DT1 1LP

Change 3no. windows and enlarge ground floor door opening. Remove render to reveal original stone on two facades of dwelling, install solar panels to south elevation. Replace garage roof with reverse mono-pitch roof, convert part of garage into a studio and fenestration.

No objection.

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

N1. P/ADV/2025/02500 43 South Street Dorchester DT1 1DQ

Display of 1no. internally illuminated fascia sign, vinyl dots to glazing, 1no. externally illuminated projecting sign & vinyl fascia sign above entrance doors.

No objection.

N2. P/LBC/2025/02501 & P/FUL/2025/02499 43 South Street Dorchester DT1 1DQ

Alterations to replace condenser units to roof, internal refurbishments & new shopfront signage.

No objection.

N3. P/FUL/2025/02576 Hollands House Poundbury Road Dorchester DT1 1SW

Demolition of the existing building and erection of 4-storey building to provide 79 no. affordable key worker dwellings.

No objection, subject to conditions.

The Committee raised concerns about the lack of on-site parking and requested consideration of undercroft parking to address these issues. This may also help mitigate the Highways Authority's concerns regarding refuse collection, as outlined in their comment submitted to the Dorset Council Planning Portal on 02/06/25.

The Committee did not support the suggestion in the Dorset Council's Preapplication advice, referenced in the applicant's Planning Statement (Appendix 1), that additional parking demand could be met by renting spaces at the nearby Top 'O' Town car park. As this facility is widely used by the existing community, new residents—like all local residents—would already be entitled to purchase a parking permit.

Additionally, the Committee requested a safeguard to ensure that tenant service charges do not increase beyond indexation.

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

W1. P/HOU/2025/02476 11 Maiden Castle Road Dorchester DT1 2QQ

Remodel an existing flat roof extension. Erect rear and front flat roofed extensions.

No objection.

W2. P/FUL/2025/02233 Great Western Industrial Estate, Great Western House Great Western Industrial Estate Access Road Dorchester DT1 1RD

Change of use from first floor retail unit to sports bar.

No objection.

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

S1. P/HOU/2025/02497 24 Mellstock Avenue Dorchester DT1 2BE

Convert garage into a study/home office, extent front porch canopy roof.

No objection.

S2. P/HOU/2025/02765 122 Weatherbury Way Dorchester DT1 2EG

Erect single storey flat roof extension, install two rear dormers and one front dormer.

No objection.

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

No applications received.