



Dorchester Town Council

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Wednesday, 30 July 2025

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, 4 August 2025, 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 A. Canning (the Mayor ex-officio), R. Biggs, S. Biles, P. Farmer, L. Fry (Vice Chair), J. Germodo, J. Hewitt, F. Hogwood, S. Jones, F. Kent-Ledger, D. Leaper, V. Lloyd-Jones, R. Major, R. Potter, M. Rennie and R. Ricardo (Chair).

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 Committee to note and the Chair to sign the minutes of the meeting of the Committee held on 7 July 2025 and ratified at the Full Council meeting held on 28 July 2025. The minutes of the meeting can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/250707-Minutes.pdf>

3. Dorchester Traffic Scheme Update

To receive an update on the existing and proposed traffic schemes in Dorchester from Chris Peck, Principal Transport Planner, Dorset Council.

4. Fairfield Road Enhancement Update

To receive an update on the Fairfield Road Enhancement Scheme from Chris Peck, Principal Transport Planner, Dorset Council.

5. 20mph Speed Limit Request – Lübbecke Way

To note the attached report following a request for a 20mph speed limit in Lübbecke Way and consider if the Committee wishes to pursue the implementation of a wider 20mph speed limit, in response to the resident request and in alignment with Dorset Council's recommendation to consider a holistic approach, rather than individual roads in isolation.

6. Dorset Council Car Park Electronic Information Signage

To note the attached report regarding the Dorset Council Car Park Electronic Information Signage and to consider whether the Committee would support an upgrade to the electronic car park signage. The Committee is further asked to determine whether it would be willing to contribute financially, or if the Committee wishes to reaffirm its original request for the signage to be removed.

7. North Dorchester Garden Community – Application P/ESP/2025/04277

To note that Dorset Council has received a formal request for them to state in writing their opinion as to the information provided in an Environmental Statement (a 'Scoping Opinion') for the North Dorchester Garden Community in accordance with Regulation 15(2) of the EIA Regulations.

8. Planning Applications for Comment

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

9. Minute Update Report

To note and consider the minute updates reported (attached).

10. 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.

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Agenda Item 5

Planning & Environment Committee – 4 August 2025

20mph Speed Limit Request – Lübbecke Way

Dorchester Town Council has received a request from a resident of Lübbecke Way for a 20mph speed limit to be implemented in the road.

Dorchester Town Council has previously ‘expressed its concern regarding central Government making it more difficult for Councils to make 20mph zones. It was noted that the Dorset Council 20mph policy was not straightforward and limited’. The Committee requested that when reviewing the 20mph policy that ‘consideration should be given to a 20mph area wide speed limit.’ ([Dorchester Town Council, 31 July 2023, Minute 6](#)) .

On receipt of the request for the 20mph speed limit, Dorset Council were contacted to ascertain advice for implementing the proposal. They offered the following guidance:

‘At this stage, it would be helpful for DTC to review the guidance available here: [20mph Limits and Zones - Dorset Council](#) and begin considering the town’s overall ambition regarding 20mph. The policy is designed to give Parish and Town Councils the flexibility to decide what best meets the needs of their communities, rather than Dorset Council imposing a top-down approach.’

Dorset Council have advised against focusing on individual roads in isolation and have offered to meet and discuss potential next steps to ensure any proposals align with the policy should Dorchester Town Council wish to proceed.

The Committee is asked if it wishes to pursue the implementation of a wider 20mph speed limit, in response to the resident request and in alignment with Dorset Council’s recommendation to consider a holistic approach, rather than individual roads in isolation?

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Agenda Item 6

Planning & Environment Committee – 4 August 2025

Dorset Council Car Park Electronic Information Signage

At the Planning and Environment Committee meeting held on 2 June 2025, it was resolved that the Clerk write to Dorset Council requesting that the electronic car park signage be turned off and removed due to consistently incorrect information being displayed. The signage was deemed confusing to the public and detrimental to the town's image, with a negative impact on both residents and visitors. (Dorchester Town Council Planning and Environment Committee, 2 June 2025, Minute 4).

Dorset Council has acknowledged the request and confirmed that they are currently assessing the cost of either upgrading or removing the signs. Initial estimates suggest that modernising the signage to a fully functional standard may exceed £100,000.

The Council is also calculating removal costs and has asked Dorchester Town Council to consider the following:

- Whether there is a preference to upgrade the signage rather than remove it?
- If retained, whether the Town Council would be willing to contribute to improvement costs?
- If funding cannot be secured, whether the Town Council would prefer the signs be removed?

The Committee is asked to consider whether it would support an upgrade to the electronic car park signage? If so, it is further asked to determine whether it would be willing to contribute financially, or if the Committee wishes to reaffirm its original request for the signage to be removed?

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Agenda Item 8
Planning & Environment Committee – 4 August 2025
Planning Applications for Comment

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

- E1.** **P/HOU/2025/03964 25 Casterbridge Road Dorchester DT1 2AH**
Erect first floor side extension over existing garage and erect single storey rear extension (Demolish Conservatory).
- E2.** **P/FUL/2025/03607 Land at Lubbecke Way Dorchester DT1 1QL**
Installation of 1no. bin store & 1no. mobility scooter store.
- E3.** **P/FUL/2025/03575 Land at Lubbecke Way Dorchester DT1 1QL**
Erection of 2no. scooter storage units.
- E4.** **P/LBC/2025/03868 6a Flat 2 High East Street Dorchester DT1 1HS**
Replacement of 3 number dormer windows.
- E5.** **P/HOU/2025/04159 & P/LBC/2025/03367 (Listed Building Consent) 2A Icen Way Dorchester DT1 1EW**
Install rear dormer window.

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

- N1.** **P/FUL/2025/03986 & P/LBC/2025/03985 (Listed Building Consent) 49 South Street Dorchester DT1 1DW**
Removal of ATM's, night safe bezel and existing signage.

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

No applications received to date.

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

- S1.** **P/HOU/2025/04280 4 Manor Road Dorchester DT1 2AU**
Erect garage and studio (Demolish existing carport, garage and conservatory).

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

No applications received to date.

Dorchester Town Council
Agenda Item 9
Planning & Environment Committee – 4 August 2025
Minute Update Report

1) Minute 8, Planning Applications for Comment, Dorchester Town Council
Planning and Environment Committee meeting, 7 July 2025

The following note has been received from Crickmay Stark Architects in relation to Planning Application **P/FUL/2025/03138 Joseph Weld House Herringston Road Dorchester DT1 2SL**

‘The UK government have designated £100 million for hospices to spend on capital works projects, via Hospice UK. The capital funds have to be spent on improving or increasing patient areas and cannot be used for core patient care costs. The funding was made available in April this year and to qualify for the funding the project must be complete by the end of March 2026. This includes the design, planning application, procurement and construction.

The amount allocated is decided by local demographics. Weldmar Hospicecare have been allocated funding of approximately £550K.

As included in the planning statement, the new extension will house Weldmar’s increasing demand for outpatient services alongside some internal refurbished areas for which the construction work has already started. The works will also save Weldmar vital overhead costs, such as staff time travelling to patients homes, as they will be able to accommodate more face to face visits in the new building. Also helping with the increased demand.

In order to provide the much-needed accommodation and to be viable within the limited budget, the design of the extension has been simplified as much as possible but whilst still, we feel, respecting the design of the existing building.

We intend to repeat the Broadmayne Brick and the red brick soldier course details of the existing building. Aluminium windows have been used in lieu of timber to help the hospice with maintenance costs going forward. Similarly, the zinc roof reflects the red plain tiles of the existing roof. The extension has also been located so that it will be mainly hidden behind trees and foliage from Herringston Road.

We had a very positive meeting with Jason Bowerman of the Duchy early on the process and the Duchy are very supportive.

We would welcome any Town Council members to have a look round the site and meet with Matt Smith, the Chief Operating Officer at Weldmar, to discuss the project further.

We hope that in understanding the background to this project, the Town Council will be able to offer their support.’

