



**Dorchester Town Council**

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Wednesday, 27 August 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, 1 September 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 confirm and the Chair to sign the minutes of the meeting of the Committee held on 4 August 2025. The minutes of the meeting can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/250804-Minutes.pdf>.

**3. Dorset Council Local Plan Options Consultation 2025**

To note that the Dorset Council have published the Dorset Council Local Plan Options consultation 2025 which can be found at <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy> with comments to be submitted by 13 October 2025.

The Committee are asked to consider the consultation documents including the opportunity sites for housing, sites for employment, sites for Gypsies, Travellers and Travelling Showpeople and areas for renewable energy. Members are requested to submit their comments to the Town Clerk by 15 September 2025. These will be used to prepare a draft formal response for consideration at the Planning and Environment Committee meeting on 6 October 2025, ahead of the final submission deadline.

**4. Local Transport Plan 2026 to 2041**

To note that Dorset Council and Bournemouth, Poole and Christchurch Council (BCP) are currently consulting on the Local Transport Plan which can be found at <https://www.dorsetcouncil.gov.uk/roads-highways-maintenance/transport-planning/local-transport-plan> . The closing date for responses is 13 October 2025.

**5. Dorset Council Parking Survey**

To note that Dorset Council are undertaking a parking survey that focuses on how the Dorset Council car parks are used, public awareness of the permits available, and whether the current system meets the needs of the public. The survey can be found at <https://consultation.dorsetcouncil.gov.uk/c-e/parking-survey/> with a closing date of 4 September 2025.

**6. Pedestrian Safety at Bitter End**

To discuss concerns raised about pedestrian safety at Bitter End.

**7. Planning Applications for Comment**

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

**8. Minute Update Report**

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

**9. 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 7**  
**Dorchester Town Council**  
**Planning & Environment Committee – 1 September 2025**  
**Planning Applications for Comment**

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

- E1. P/FUL/2025/04492 50 Prince Of Wales Road Dorchester DT1 1PP**  
Demolish existing entrance projection and rebuild a 3 storey structure to accommodate lift shaft.
- E2. P/LBC/2025/04565 9 Fordington Green Dorchester DT1 1LU**  
Remove existing tiles from pitched roof and replace with natural slate. Remove existing render from the north (front) elevation and re-render. Install a removable cap to the existing tread of internal staircase.
- E3. P/FUL/2025/04605 Casterbridge Industrial Estate Access Lane To Casterbridge Industrial Estate Dorchester DT1 1PL**  
Erect live/ work unit with associated parking.
- E4. P/HOU/2025/04841 87 High Street Fordington Dorchester DT1 1LD**  
Erect single storey rear extension.

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

- N1. P/LBC/2025/03817 8 Glyde Path Road Dorchester DT1 1XE**  
Replace front and rear door.
- N2. P/ADV/2025/03365 8 South Street Dorchester DT1 1BL**  
Display 1 x non illuminated Fascia and 1 x non Illuminated Projecting Sign.
- N3. P/LBC/2025/04713 39-40 High West Street Dorchester DT1 1UR**  
Replace timber window and doors and carry out internal and external alterations.
- N4. P/ADV/2025/04400 53 South Street Dorchester DT1 1DQ**  
Display 1no. externally illuminated fascia sign & 1no. externally illuminated projecting sign.

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

- W1. P/FUL/2025/00984 Former Gibbs & Dandy Site Builder Center Great Western Road Dorchester Dorset DT1 1RZ**  
Demolition/conversion of buildings to provide 23no. apartments and commercial floorspace (Use Class E) with associated parking & landscaping.
- W2. P/HOU/2025/04843 32 Cambridge Road Dorchester DT1 2LS**  
Erect single storey rear extension and resurface driveway.
- W3. P/HOU/2025/04952 152 Coburg Road Dorchester DT1 2HU**  
Erect single storey rear extension and carport with first floor side extension over.

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

**S1. P/HOU/2025/04554 22 Manor Road Dorchester DT1 2AU**

Form gable end and extend roof. Enlarge front dormer window, install side gable window and install front rooflight.

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

**P1. P/VOC/2024/03497 Anaerobic Digester Plant Rainbarrow Farm Monkeys Jump Roundabout to Junction Below Alington Place Martinstown DT2 9JF**

*A request to discharge conditions*

The construction and operation of an Anaerobic Digestion and Combined Heat and Power Plant and associated infrastructure including a new site access road at Rainbarrow Farm (Site 1) and underground service corridor linking to a new Combined Heat and Power engine in existing Engine House (Site 2) at Poundbury to supply Poundbury with renewable heat and power (Revised proposal) (Changes to proposed plant, infrastructure and land profiling at Rainbarrow Farm (Site 1)) and as varied by 1/D/2011/2113 to include repositioning of flare and CHP container, and additional equipment to include standby generator, switch gear, back up boiler, DMT Membrane Plant, transformer, 3 tank propane store and new gas pipeline to site boundary, to enable the majority of the gas produced by the anaerobic digester plant to be fed directly into the public gas supply network at the pressure regulating station adjacent Monkeys Jump Roundabout (with variation of conditions 27 and 28 of planning permission 1/D/2011/2113 to regularise the existing development by increasing traffic levels, annual feedstock throughput and feedstocks).

**Agenda Item 8**  
**Dorchester Town Council**  
**Planning and Environment Committee - 1 September 2025**  
**Minute Update Report**

**1. Minute 9, Minute Update of the Planning and Environment Committee meeting held on 7 July 2025.**

At the Planning and Environment Committee meeting held on 7 July 2025, the Committee requested that the Chairman write to Dorset Council to express the Committee's disappointment at the limited engagement with Town and Parish Councils regarding parking concerns, and the short timeframe allocated for the Countywide parking review consultation.

The following response has been received:

*'Unfortunately timing of this review in some part is set by the timing of other related annual process but please feel assured that the views of the town council will be taken in to consideration.*

*Currently the review is still very much in a data gathering stage, to this end we are about to launch a survey open to all.*

*This is still looking for views on the current situation rather than consultation regarding any change and I would invite the town council to feed into this process.  
The plan with the review is to highlight any issues with the current situation and suggest potential solutions or different approaches.*

*Further consultation and discussion would then take place before any change was carried out.*

*Some areas of the review are quite straight forward and due to them being very data driven we will be in a position to fully analyse the situation within the current review timetable others like residents parking for example are going to need longer and a more local analyse to help find potential solutions.'*

The Dorset Council have offered to meet via Teams to discuss the concerns raised and to gather any feedback you have regarding parking issues in the town.

The Committee are asked if they wish to accept the invitation to meet with the Dorset Council via Teams and if they would like to nominate some Committee members to take part in the meeting.

**2. Minute 15, 20mph Speed Limit Request – Lübbecke Way, of the Planning and Environment Committee meeting held on 4 August 2025**

Since the meeting of the Planning and Environment Committee meeting held on 4 August 2025, the Dorset Council have since confirmed their support to Dorchester Town Council in preparing an application for a 20mph speed limit. They have recognised that The 20 mph application process can be challenging for larger towns, so support may be offered with scoping, consultation, and preparatory costs.

Progressing the application will require a clear commitment from the Town Council.

Public consultation is essential to determine the scope of proposed limits, including whether a whole-town or phased area-by-area approach is most appropriate.

In order to progress with any application in a timely manner, the Committee may wish to appoint a task and finish group.