



Dorchester Town Council

Council Offices, 19 North Square, Dorchester, Dorset DT1 1JF
Telephone: (01305) 266861

**For information about this agenda contact Georgina Wakely
g.wakely@dorchester-tc.gov.uk**

Wednesday, 1 October 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, 6 October 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 Chair to sign the minutes of the meeting of the Committee held on 1 September 2025 and ratified at Full Council on 29 September 2025. The minutes of the meeting can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/250901-Minutes.pdf>.

3. Dorset Council Local Plan Options Consultation 2025

To receive an update on the local plan response.

4. Local Transport Plan 2026 to 2041

On the recommendation of the Planning Consultant appointed by Dorchester Town Council, the Committee is asked to review pages 56–68 of the Dorset Council and Bournemouth, Christchurch and Poole (BCP) Local Transport Plan, available at <https://www.dorsetcouncil.gov.uk/roads-highways-maintenance/transport-planning/local-transport-plan> .

Members are invited to:

- Identify any schemes within these pages that are considered critical to Dorchester Town Council's response to the Local Plan.
- Highlight any important schemes that appear to have been omitted.

5. Pre Consultation on H1324 Damers Road / Williams Avenue - Junction Improvement - Dorset Council Consultation on Traffic Orders

To consider Dorset Council's proposal to upgrade the existing junction to a modern standard and improve the layout for pedestrians and cyclists. (Drawings Attached.)

As well as upgrading the junction, the design includes:

- Introducing double yellow lines with double kerb markings (no waiting / loading / stopping at any time) around the junction and to extend them northwards to join the same at the hospital entrance
- Cycle lanes on Williams Avenue, where space allows, including an Advance Stop Line
- Toucan crossings (pedestrian and cycle friendly) on each arm of the junction
- A widened footway, to form a shared foot / cycleway, on the south side of Damers Road railway bridge, and to enable this;
- Removal of approximately 3 parking spaces on the north side, with 4 spaces retained

The Committee are asked if they wish to support the proposal?

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 (attached).

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.

Pre Consultation on H1324 Damers Road / Williams Avenue - Junction Improvement - Dorset Council Consultation on Traffic Orders

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Agenda Item 6
Dorchester Town Council
Planning & Environment Committee – 6 October 2025
Planning Applications for Comment

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

E1. P/HOU/2025/05678 41 South Walks Road Dorchester DT1 1ED

Erect single storey rear lean-to infill extension.

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

N1. P/FUL/2025/05162 Dorchester United Church South Street Dorchester DT1 1BY

Install PV panels to rear hall existing roof.

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/2025/04890 114 Weatherbury Way Dorchester DT1 2EG

Single storey rear extension.

No objection.

(Application considered as per the procedure agreed at the Planning and Environment Committee meeting held on 4 October 2021, Minute 35)

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

P1. P/FUL/2025/05651 Middle Farm Business Centre Middle Farm Way Poundbury

Change of use and conversion of vacant building to commercial premises

For Information

FI1. P/PACD/2025/05419 Georgian House, Suite C Trinity Street Dorchester DT1 1UB

Change of use of first floor office suite (Use Class E) into 1 no. flat (Use Class C3)

(Circulated to all councillors 18/09/25)

FI2. P/NMA/2025/05573 68 South Court Avenue Dorchester DT1 2BZ

Non-material amendment - Increase in size of porch and a overhang across the front elevation to planning permission P/HOU/2021/04750 (Erect 2 storey extension to the north east elevation).

(Circulated to all councillors 23/09/25)

FI3. P/CLP/2025/05626 49 Damers Road Dorchester DT1 2LA

Certificate of lawfulness for change of use of dwelling to small HMO (use class C4).

(Circulated to all councillors 01/10/25)