



Dorchester Town Council

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Wednesday, 26 November 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 December 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 3 November 2025 and ratified at Full Council on 24 November 2025. The minutes of the meeting can be found at <https://www.dorchester-tc.gov.uk/docs/planning/minutes/251103-Minutes.pdf>

**3. Proposed Residential Development by Places for People – ‘Crown Gate’
Proposals and Update**

To receive a presentation from Matthew Besant, Senior Planning Manager South West for Places for People on the Crown Gate development at Poundbury.

4. Traffic Regulation Order Request for Dorchester Post Office

To consider a request for loading restrictions outside the Post Office in Trinity Street (application attached).

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 (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.

Agenda Item 4
Dorchester Town Council
Planning & Environment Committee – 1 December 2025
Traffic Regulation Order Request for Dorchester Post Office

Request to Dorchester Town Council to Support Access Improvement

Name:	Dorchester Post Office
Address:	Dorchester Post Office, Trinity Street, DT1 1DH
Telephone:	01305 257497
Access Issue:	The post office is now managing several more services than it used to, in particular taking on the banking for 3 major banks. This means that there are regular armoured vehicles needing access to the building approx. twice a week collecting money to the value of £80,000 (predicted to increase to £100,000 as more people become familiar with using the post office). The post office have also advised that they manage amongst the most foreign cash transactions in England. Currently motorists with disabled badges park outside the post office on the double yellow lines for up to 4 hours at a time and completely prevent any other vehicles stopping outside the post office. Some people park there to avoid paying in the car park opposite as one blue badge holder told Cllr Fry very recently. This means that the post office vans carrying/collecting the money have to park a considerable distance away and walk to and from the post office carrying the large sums of money. The staff are only allowed to carry up to £36,000 each way, so larger amounts require several journeys. There are 2 delivery/collection days during the week. There are also delivery and collection companies such as Evri and DPD, who collect once or twice daily and in the case of the post office collect four times a day. Removal of disabled parking outside the post office would obviously restrict access to a degree but the area is well served by car parks plus there is further 'double yellow line parking' up and down Trinity Street.

Works requested (including plan/map and site details):

We considered requesting a loading bay outside the post office but because of the proximity to the Co-op car park, and the bus stop opposite, have been told by Dorset Council that this will not be possible.

So we would like to recommend adding double loading restrictions ('blips') in the areas shown below. A double loading restriction marking would mean blue badge holders would not be allowed to park in the marked areas at any time.

We have been advised by Dorset Council that armoured vehicles, emergency vehicles, and postal vans are exempt from the loading restrictions, so should experience far greater access directly to the post office.

Unfortunately, the Evri and DPD deliveries (and other couriers) will either have to use the loading bay by the chip shop or park further up from the post office where there is a layby with double yellow lines only.



This photo, looking up Trinity Street, shows where the double kerb restrictions would be implemented up to the layby.

	This photo looking down Trinity Street shows where there would be further double kerb restrictions installed, running across the entrance to New Street which currently only has double line markings (meaning it is at risk of being blocked by blue badge holders).
Please provide evidence of support by others:	Installation of the double loading restrictions ('blips') would reduce the amount of blue badge parking available in this area. However, I would recommend that the benefit to the post office would outweigh the inconvenience caused and also ensure that access to New Street was never an issue – especially for emergency services. The new road markings would not result in the loss of any dropped kerb access points.

Agenda Item 5
Dorchester Town Council
Planning & Environment Committee – 1 December 2025
Planning Applications for Comment

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

- E1. P/FUL/2025/06335 Former vehicle dealership 88 Prince of Wales Road Dorchester DT1 1HD**
Change of use to a rental vehicle premises (Sui Generis) including parking (rental vehicle storage), erection of wash bay & associated works.
- E2. P/ADV/2025/06336 Former vehicle dealership 88 Prince of Wales Road Dorchester DT1 1HD**
Display 1no. internally illuminated fascia sign, 1no. internally illuminated backwall sign, 1no. post sign & window/door decals.
- E3. P/HOU/2025/06462 11 Friars Close Dorchester DT1 2AD**
Erect replacement garage and hipped roof canopy porch.
Affix cladding to painted / rendered areas on front elevation. (Demolish existing garage and canopy porch).
- E4. P/ADV/2025/06820 Casterbridge Court 32 London Road Dorchester DT1 1WY**
Retain 4 no. non illuminated freestanding hanging sale signs.

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

- N1. P/LBC/2025/06302 Former Military Hospital Millers Close Marabout Industrial Estate Dorchester Dorset DT1 1YA**
Alterations to facilitate the creation of a communal music venue, micro-brewery, communal & private function rooms & a communal pilates/yoga /craft room.
- N2. P/FUL/2025/06781 Former Military Hospital Millers Close Marabout Industrial Estate Dorchester Dorset DT1 1YA**
Change of use & conversion to create a communal music venue (Sui Generis), micro-brewery (B2 Use & Sui Generis), communal & private function rooms (Sui Generis) & a communal pilates/yoga/craft room (F2b Use).
- N3. P/HOU/2025/06808 39 Cornwall Road Dorchester DT1 1RY**
Erect single storey side extension with roof lights (Demolish Existing Side Extension).
- N4. P/FUL/2025/06934 6 Albert Road Dorchester DT1 1SF**
Creation of 1no. flat on second floor.
- N5. P/LBC/2025/06895 47 Icen Way Dorchester DT1 1EW**
Retain infill of door link.

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/2025/06994 24 Manor Road Dorchester DT1 2AU

Erect single storey flat roof side & rear extensions.

S2. P/HOU/2025/07015 17 Barnes Way Dorchester DT1 2DZ

Convert loft into living accommodation with rear dormer windows.

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

No applications received to date.

For Information

FI1. P/NMA/2025/06624 4 Hintock Street Poundbury DT1 3FB

Non-material amendment - roof windows to the rear aspect roof omitted, new window opening to a previously proposed WC omitted, existing door opening to the proposed boot room amended to a window opening, Bi-fold doors omitted from the rear aspect and replaced with a new single leaf door opening and wall between the main house and the current Garage to be fully retained to planning permission P/HOU/2022/05762 (Convert part of attached garage to habitable space. Install roof lights to rear roof pitch, install new door and window).

(Circulated to all Councillors 07/11/25)

FI2. P/PAMF/2025/06845 30 Trinity Street Dorchester DT1 1TT

Change of use of first & second floors from former restaurant, storage & accommodation to 2no. residential flats.

This application is not a planning application but a request for Dorset Council to determine whether or not Prior Approval is required for the proposal.

(Circulated to all Councillors 19/11/25)