



# Dorchester Town Council

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

For information about this agenda contact Louise Dowell  
l.dowell@dorchester-tc.gov.uk

30 August 2017

**Agenda** for the meeting of the **Planning and Environment Committee** which will be held in the **Council Chamber, Municipal Buildings, Dorchester** on **4 September 2017 at 7.00pm.**

Adrian Stuart  
Town Clerk

## Public Speaking at the Meeting

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to address the Committee, please contact the Committee Clerk at least one day in advance of the meeting. We ask speakers to confine their comments to the matter in hand and to be as brief as is reasonably possible.

## Member Code of Conduct: Declaration of Interests

Members are reminded that it is their responsibility to disclose pecuniary or non-pecuniary interests where appropriate. A Member who declares a pecuniary interest must leave the room unless a suitable dispensation has been granted. A Member who declares a non-pecuniary interest may take part in the meeting and vote.

## Membership of the Committee

Councillors C. Biggs, R. Biggs (Vice Chairman), A. Canning, T. Harries, J. Hewitt, S. Hosford (the Mayor ex-officio), S. Jones, F. Kent-Ledger, T. Loakes, R. Potter (Chairman), M. Rennie and D. Taylor

## 1. Apologies and Declarations of Interest

It is recommended that any twin hatted Dorchester Town Council and West Dorset District Council Councillors make a statement regarding their participation in the consideration of planning applications at this agenda item.

## 2. Minutes

To confirm and sign the Minutes of the meeting of the Committee held on 7 August 2017 (attached). [Link](#)

## 3. Minute Update Report

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

## 4. West Dorset District Council – Review of the Local Plan

To receive a presentation from WDDC's Corporate Manager - Planning (Community and Policy Development) on the progress made in reviewing the Local Plan and next steps.

**5. Planning Applications for Comment**

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

**6. Decisions on Planning Applications and Withdrawn Applications**

To note the decisions made by West Dorset District Council on planning applications (contrary to Dorchester Town Council's comments), withdrawn applications and others of note attached).

**7. Urgent Items**

To consider any other items that the Chairman or Town Clerk decides are urgent and that cannot wait for consideration at a future meeting.

## **Planning and Environment Committee – 4 September 2017**

### **Agenda Item 3. - Minute Update Report**

1. **Minute 10/17 (3 July 2017)**

**Planning application WD/D/17/001253**

WDDC was advised of the Committee's concerns about the way this site had been developed without planning permission and the ongoing lack of planning enforcement relating to the site. In reply, WDDC provided full details of the planning history of the site and this information was forwarded to Committee members.

2. **Minute 14/17 (7 August 2017)**

**Development at St George's Road, Red Cow Farm**

There will be a verbal report at the meeting on the up to date position.

3. **Minute 15/17 (7 August 2017)**

**WD/D/17/001480 Crown Gate**

Members raised concerns about pedestrian safety along Poundbury Road and following the meeting, DCC officers confirmed that the highway provisions for this site confirm that there will be no vehicular access, except for an emergency link to Poundbury Road. An important pedestrian/cycle link to be included and this will trigger the provisions of new and enhanced footways along the Poundbury Road to link to existing footways – these works form part of existing and longstanding Section 106 Agreements and commitments. Included in these works will be appropriate street lighting and an extension of the 30mph speed limit.

## Dorchester Town Council

### Agenda Item 5. - Planning applications to be considered by the Planning and Environment Committee on 4 September 2017

#### East Ward (Councillors T Harries/S Jones/F Kent-Ledger)

1. **21 LANCASTER ROAD, DORCHESTER, DT1 1QH - WD/D/17/001769** [Link](#)  
Single Storey Side Extension

#### North Ward (Councillors R Biggs/A Canning/S Hosford/T Loakes/D Taylor)

2. **24 GLYDE PATH ROAD, DORCHESTER, DT1 1XE - WD/D/17/002065** [Link](#)  
Minor repair and painting of house external woodwork and outbuilding windows and doors  
Dorchester Conservation Area and Grade II Listed Building
3. **85 BRIDPORT ROAD, DORCHESTER, DT1 2NH - WD/D/17/001639** [Link](#)  
Existing detached garage conversion plus single storey extension to rear of garage. To create ancillary entertainment and accommodation to the rear of the property
4. **34 COLLITON STREET, DORCHESTER, DT1 1XH - WD/D/17/001780** [Link](#)  
Remove chimney stack and roof over  
Dorchester Conservation Area

#### South Ward (Councillors C Biggs/R Potter/M Rennie)

5. **27 VESPASIAN WAY, DORCHESTER, DT1 2RD - WD/D/17/001627** [Link](#)  
Demolish existing porch and build new porch to enlarged footprint. Replace flat roof to utility/garage/porch with pitched roof
6. **28 CROMWELL ROAD, DORCHESTER, DT1 2DN - WD/D/17/001642** [Link](#)  
Remove existing outbuilding and replace with single storey flat roof extension.
7. **8 FARRINGDON CLOSE, DORCHESTER, DT1 2BU - WD/D/17/001795** [Link](#)  
Erect first floor extension and enlarged conservatory
8. **4 LEGION CLOSE, DORCHESTER, DT1 2RQ - WD/D/17/001487 (Amended Plans)** [Link](#)  
Erect side extension
9. **1 CAPITOL CLOSE, DORCHESTER, DT1 2QS - WD/D/17/001803** [Link](#)  
Erection of a two storey side and front extension. New pitched roof over the garage/utility room. Rear decking area with glazed canopy roof.

#### West Ward (Councillor J Hewitt)

10. **FLAT 1, MAIDEN HOUSE, 6 WADEBRIDGE STREET, POUNDBURY, DORCHESTER, DT1 3AT - WD/D/17/001662** [Link](#)  
Change of use of B1 commercial unit as approved to form a single storey self contained flat on

the ground floor (retrospective)

11. **1 ASHINGTON STREET, POUNDBURY, DORCHESTER, DT1 3GJ - WD/D/17/001799 [Link](#)**  
Change of use of ground floor area from retail A1 to residential C3.

**Dorchester Town Council**  
**Planning and Environment Committee – 4 September 2017**

**Agenda Item 6. Decisions on planning applications (contrary to Dorchester Town Council's comments)/withdrawn applications and others of interest.**

**1. WD/D/17/001406 13 & 13A LOUISE ROAD**

WDDC granted a Certificate of Lawful Use or Development on 11 August 2017.

DTC comment: Regretfully, based on the evidence provided, the Committee could not find any reason to suggest refusal of the Certificate of Lawfulness. However, they considered it regretful that as planning enforcement did not appear to have happened in a timely way, this application could now be approved by the planning authority.