



Dorchester Town Council

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27 January 2021

Agenda for the meeting of the **Planning and Environment Committee** which will be held via the ZOOM VIDEO CONFERENCING PLATFORM on Monday, 1 February 2021 commencing at 7.00pm.

Adrian Stuart
Town Clerk

You will be able to join the meeting by using the link: <https://us02web.zoom.us/j/87415397457>

Public Speaking at the Meeting

The Chairman 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 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 R. Biggs (the Mayor ex-officio), A. Canning, L. Fry, T. Harries (Vice- Chairman), J. Hewitt, S. Hosford, G. Jones, S. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman), M. Rennie and R. Ricardo

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

To confirm and sign the Minutes of the meeting of the Committee held on 4 January 2021.

3. Dorset Council Local Plan Consultation

To consider and comment on the attached Local Plan Consultation document by the Town Clerk with the attached summary of responses received from Members regarding the DOR policies and to authorise the Town Clerk, in consultation with the Chair of the Committee, to finalise all responses to the Local Plan consultation, based on the recommendations of the Committee at its meetings of 1 February and 1 March, prior to their submission by 15 March.

4. Dorset Council Free Parking Policy

To note the Dorset Council's proposed Free Parking Policy (attached). The Committee are asked for their comments to be submitted to the Dorset Council by the Clerk to the Committee before 19 February 2021.

5. Dorset Council Parking Charges Review

To note that the Dorset Council is moving towards phase two of its parking charges review as they align charges and permits across the area. To help gain knowledge of local areas, to understand local parking issues and to allow local opinions to be heard, they have proposed to create local working groups. (Report attached.)

The Committee are asked to authorise the Town Council's representative for the Dorchester BID, the Town Clerk and the Clerk to the Committee to be suggested to join the working group.

6. Planning Applications for Comment

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

7. Minute Update Report

To receive and consider the minute updates reported.

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.

Dorchester Town Council

Minutes of the Planning and Environment Committee held via the Zoom Video Conferencing Platform

4 January 2021

Present: The Mayor, Councillor R Biggs, and Councillors A. Canning, L. Fry, S. Hosford, E.S. Jones, G. Jones, F. Kent-Ledger, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillors, J. Hewitt and T Harries.

Also in attendance: Councillors S. Biles, F. Hogwood and D Leaper.

57. Declarations of Interest

Councillor L. Fry stated that as a member of Dorset Council's Area Planning Committee, he would keep an open mind on the planning applications and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning applications at this meeting.

58. Minutes

The minutes of the meeting of the Committee held on 7 December 2020 were confirmed and approved to be signed by the Chairman.

59. Dorset Council Local Plan Consultation

The Committee considered the Local Plan Consultation document produced by the Town Clerk and a summary of the Local Plan policies and questions.

The Committee were concerned that the proposed local plan was not reactive enough to situations such as the Covid 19 pandemic and the new local plan would need to offer flexibility to adapt to similar situations.

The Committee heard that it had not been officially announced by the Dorset Council as to when the consultation would go live.

The Committee approved the recommendation that a DOR13 Liaison Group, consisting of the Chairs of the Planning and Environment and Policy Committees, supported by the Town Clerk and Planning & Environment Clerk, work with DPC Ltd to develop the Council's response to a stage to be considered by the Committee and subsequently Full Council during the March cycle.

The Committee were invited by the Chairman to send their individual responses to the questions as posed by the Dorset Council to the Chairman and Committee Clerk by 20 January 2021 to be collated and presented at the meeting of the Planning and Environment Committee to be held on 1 February 2021.

The Committee recognised the need to appoint a new Vice Chairman of the Planning and Environment Committee due to the approved non attendance of the existing Vice Chairman. It was agreed that a new Vice Chairman would be appointed.

Resolved

- I. That a DOR13 Liaison Group, consisting of the Chairs of the Planning and Environment and Policy Committees, supported by the Town Clerk and Planning & Environment Clerk, work with DPC Ltd to develop the Council's response to a stage to be considered by the Committee and subsequently Full Council during the March cycle.
- II. That a new Vice Chairman of the Planning and Environment Committee be appointed.

60. Dorset Council Climate and Ecological Emergency Strategy Consultation

The Committee considered the proposed response to the Dorset Council's Climate and Ecological Emergency strategy Consultation.

The Committee were concerned that the questionnaire only allowed opportunity for a limited response, and requested that a covering letter with further detail to the responses be submitted to the Dorset Council.

The Committee authorised the Clerk to the Committee to respond to the consultation subject to amendments and with the submission of a covering letter.

Resolved

- I. That the Clerk to the Committee respond to the consultation with a covering letter.

61. The Ramblers' Charter for Walking Neighbourhoods

The Committee considered the Ramblers' Charter for Walking Neighbourhoods. The Committee felt that Dorchester already met much of the criteria required and felt that it would be beneficial for the Town to sign up to the Charter.

The Committee felt that the Charter would be beneficial to the Town as it would encourage organisations to work together to achieve the goals of the Charter.

A Councillor suggested that a representative of the Dorset Council be invited to attend a future meeting to discuss the Walking Audit that was being completed by the Dorset Council.

Resolved

- I. That Dorchester Town Council sign up to the Ramblers' Charter for Walking Neighbourhoods.
- II. That an Officer from the Dorset Council be invited to a future meeting to discuss the Dorset Council's Walking Audit.

62. Planning Applications for Comment

The Committee considered the planning applications referred to the Council for comment by Dorset Council (Appendix 1).

A member of the public addressed the Committee regarding applications WD/D/20/002452 and WD/D/20/002452 54 HIGH WEST STREET, DORCHESTER, DT1 1UT. The member of the public was concerned that although it was understandable that an application had been submitted to convert the shop to residential use, it was

concerning that the applicant wished to retain the large shop window that would be difficult for future occupants to heat the property in an environmentally efficient and economical way and would be unsympathetic to the existing Street Scene.

The Committee agreed with the concerns that had been raised and anticipated similar applications in the future in light of the declining demand for retail and the Covid 19 pandemic. The Committee requested that the Listed Building Officer from the Dorset Council be invited to attend a future meeting to discuss the Committee's concerns with a view to creating a policy for the change of use of retail premises to residential in the Town Centre to ensure that such conversions are carried out in a way that is sympathetic to the street scene and environmentally friendly and economical for the future occupants.

Resolved

- I. That the Dorset Council's Listed Building Officer be invited to attend a future meeting to discuss creating a policy for the conversion of retail premises to residential premises within the Town Centre.

63. Minute Update Report

There were no Minute Updates to report.

64. Planning Issues to Note

There were no Planning Issues to report.

Dorchester Town Council
Planning and Environment Committee 4 January 2021

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

No applications received.

North Ward (Councillor A. Canning)

N1. [WD/D/20/002452 54 HIGH WEST STREET, DORCHESTER, DT1 1UT](#)

Conversion from shop (Class E) to residential use (Class c3).

In light of the Covid 19 situation and the declining retail demands the Planning and Environment Committee were supportive of the change of use from shop to residential use. However the Committee had grave concerns that the proposed retention of the shop window would make it difficult for the residents to heat the property in an environmentally efficient and economical way. The Committee felt that it would be advantageous for the appearance of the property in the street scene and for the inhabitants if the shop window was replaced with windows that were in keeping with the Georgian façade and similar to nearby properties, particularly as the property is within the Conservation Area.

N2. [WD/D/20/002453 54 HIGH WEST STREET, DORCHESTER, DT1 1UT Listed Building Consent](#)

Change of use from shop (Class E) to residential use (C3).

In light of the Covid 19 situation and the declining retail demands the Planning and Environment Committee were supportive of the change of use from shop to residential use. However the Committee had grave concerns that the proposed retention of the shop window would make it difficult for the residents to heat the property in an environmentally efficient and economical way. The Committee felt that it would be advantageous for the appearance of the property in the street scene and for the inhabitants if the shop window was replaced with windows that were in keeping with the Georgian façade and similar to nearby properties, particularly as the property is within the Conservation Area.

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

No applications received.

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

No applications received.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

No applications received.

AGENDA ITEM 3.

DORCHESTER TOWN COUNCIL

PLANNING & ENVIRONMENT COMMITTEE – 1 FEBRUARY 2021

DORSET COUNCIL LOCAL PLAN: CONSULTATION

Overview

1. Previous meetings of 7 December and 4 January received reports on the development of the Council's response to the consultation, which runs until 15 March.
2. This significant workload will be divided into three parts, each managed separately, to enable the Council to provide a comprehensive response while this Committee focuses on the most relevant policies:
 - DOR13 North of Dorchester – this element will be discussed with a number of partner groups and the Council's advisor, Jo Witherden. A draft response will be prepared for consideration at your 1 March Committee meeting
 - Other DOR Policy Statements – these will be considered tonight, then further refined prior to their submission by 15 March
 - All other Policy Statements (Development, Economy, Environment, Housing, Community) – there is insufficient Committee time available to deal with these policies. All Members have been invited to submit comments to the clerk by 15 February. A draft response will then be circulated to all Members for further comment by 28 February. Where comments received conflict these will be brought to the 1 March meeting for discussion.
3. It is **RECOMMENDED** that the Town Clerk, in consultation with the Chair of the Committee, finalises all responses to the Local Plan consultation, based on the recommendations of the Committee at its meetings of 1 February and 1 March, prior to their submission by 15 March.

DOR Specific Policies

4. Members were invited to submit their comments on these policies by Wednesday 27 January. Attached at Appendix 1 is a summary of responses received. This Committee represents the last opportunity to substantially influence our response. Committee's views are sought.

Public Information Provision

9. It has been accepted that, in the time available, and given that the Council's position on the main issue (DOR13) is already established, our primary route to the community is via our newsletter. To that end please find attached at Appendix 2 the front page of our next newsletter, which will be seen out to our 10,000 residents from 15 February onwards. The articles summarise our opposition to DOR13 and at the same time encourages residents to engage in the Local Plan process.

Adrian Stuart

Town Clerk

APPENDIX 1

Local Plan Consultation: Dorchester area specific Policies

Contributors: Chair and Clerk (no initials), *R. Major (RM), R. Biggs (RB), Stella Jones (SJ)*

Policy Statement	Town Council Response
<p>DOR1: Dorchester Roman Town Area</p> <p>I. Any development within the Roman Town area, as shown on the policies map, should help reinforce the historic character and layout of the area.</p> <p>II. Development sites shall be subject to appropriate levels of archaeological investigation.</p>	<p>Supported</p> <p><i>Need to highlight Heritage and the Town’s History throughout the plan document (SJ)</i></p>
<p>DOR2: Future town centre expansion</p> <p>I. Land at Charles Street, as identified on the policies map, is a key town centre site for the delivery of new retail development with ancillary mixed uses. The development of the site will provide improved pedestrian links to South Street.</p> <p>II. Land off Trinity Street, as identified on the policies map, is an additional opportunity site within the town centre for retail expansion.</p> <p>III. Any proposal for the development of either or both of these sites will need to include an appropriate amount of public car parking</p> <p>IV. On completion, the development of either of these sites will form part of the primary shopping area.</p>	<p>It is very disappointing to see this policy statement has been repeated <i>given both the failure of previous attempts to develop the town centre (RM)</i> and the impact of internet shopping on the retail sector, particularly as this has been accelerated due to Covid and Lockdown.</p> <p><i>Is Charles St another option for a revitalised market (SJ) – note this is subject to a separate discussion at Markets Panel</i></p> <p><i>It is highly unlikely that Trinity St will be required – is this another brownfield opportunity for housing?(RM/SJ)</i></p> <p>The Town Council requests a fundamental rethink of the strategy for Dorchester Town Centre. <i>A Masterplan is required, assisted by external professionals, with very clear milestones (SJ)</i></p> <p>The Town Council would support a strategy to deliver new housing for the town within this area consistent with the town’s needs, in order to remove the need for policy DOR13</p>
<p>DOR3: Brewery Square, Weymouth Avenue</p>	<p>The reference to the site being outside the primary shopping area and to community and hotel facilities are possibly now out of date. The site</p>

<p>I. The former Brewery site and adjoining land at Weymouth Avenue (as shown on the policies map) is an important area linking the town centre to Dorchester South Railway Station. The continued development of the site will be guided by the Weymouth Avenue Development Brief (2004) and will include the delivery of:</p> <ul style="list-style-type: none"> • a mix of homes, businesses and community facilities, hotel and limited retail appropriate to its location outside of the primary shopping area; • a transport interchange facility to enhance the use of the railway station; and • effective open spaces and pedestrian and cycling links through the site and connecting with adjoining areas, including from the railway station to the primary shopping area along South Street. 	<p>should be fully included in the review of Dorchester Town Centre requested above</p>
<p>DOR4: High East Street/High West Street Area</p> <p>I. The attractive historic environment along High West Street and High East Street will be enhanced for pedestrians including routes from the existing town centre to the museums and north to the Frome Valley.</p> <p>II. Measures to reduce traffic flows along High East Street/High West Street to enhance the public enjoyment of the area, will be supported.</p>	<p>While welcoming the statements they feel aspirational. There is no clarity regarding how this is likely to be achieved through the Local Plan process</p> <p><i>Until traffic is removed/significantly reduced this area will never be attractive to pedestrians (SJ)</i></p>
<p>DOR5: Dorchester Transport and Environment Plan</p> <p>I. Improvements to the transport and parking environment of Dorchester will be implemented as proposed through the Dorchester Transport and Environment Plan and subsequent master planning work. Any development that would significantly undermine their delivery will not be permitted.</p>	<p>The DTEP programme has stalled since the advent of the Dorset Council. The Town Council welcomes the statement but again there is no clarity regarding how delivery is likely to be achieved through the Local Plan process</p> <p><i>The plan offers no strategy to reduce traffic emissions which will only come about by a pedestrianisation or partial pedestrianisation approach. An electric vehicle only (with exemptions for emergency vehicles and busses) approach would be worth exploring. (RB)</i></p>

<p>A park and ride site is allocated to the south of the town at the Stadium Roundabout as shown on the policies map.</p>	<p>Should this be included given the impact of Covid on local jobs, the Dorset Council's financial situation and the potential long term shift towards public or shared vehicles?</p> <p>Does the site work in isolation <i>or does it risk (SJ)</i> becoming a precursor to opening up opportunities for commercial development of this land. <i>Would a town centre multi-storey achieve the same impact? (SJ)</i></p>
<p>DOR6: Poundbury mixed-use development</p> <p>I. Land at Poundbury (as shown on the policies map) will provide for the immediate strategic growth needs of the town through a comprehensive mixed-use development of homes and businesses and associated community facilities.</p> <p>II. The development of the site will be in accordance with the Poundbury Development Brief (2006) and subject to:</p> <ul style="list-style-type: none"> • the provision of pedestrian and cycle links within Poundbury and to the centre of Dorchester and to the surrounding areas including the countryside; • highway improvements identified as necessary for the development to go ahead, following a full transport assessment; and • the provision of affordable housing and necessary education, community, leisure and recreation facilities (including both built facilities and public open space). <p>III. The district centre at Queen Mother Square will be the focus for main town centre uses within the development.</p>	<p>Supported</p> <p>Does reference to education (delivered) and community, leisure and recreation facilities (already delivered or deleted) still need to be in the document.</p> <p>Please replace the words "town centre uses" with local commercial and leisure uses. <i>QMS is a local, not a town, centre (SJ)</i></p>
<p>DOR7: Poundbury Parkway Farm business site</p> <p>I. Approximately 3.3 hectares of land at Parkway Farm Business site (as shown on the policies map) is designated for B2 and</p>	<p>Supported</p>

<p>similar employment uses, subject to the provision of satisfactory design, landscaping and mitigation measures to reduce any adverse impacts to an acceptable level.</p>	<p>It is not clear why use is limited to B2 & similar. Should other B use classes be supported? Is the site suitable for E -Retail? <i>Retail uses would however further threaten the town centre (AS)</i></p>
<p>DOR8: Land south of St George’s Road and Land off Alington Avenue</p> <p>I. Land south of St George’s Road and Land off Alington Avenue, as shown on the policies map, are allocated for development. Any development should not have a significant impact on the amenity of nearby residential properties.</p> <p>II. A landscape strategy will be required to ensure that there is no significant adverse impact on wider landscape views, and that public rights of way linking to the wider green infrastructure network are retained.</p> <p>III. The relationship with nearby Max Gate will need to be reflected within any development proposals.</p>	<p>Supported</p> <p>The Town Council requests involvement in discussions to increase amenity infrastructure in this area of the town <i>Requires a noise assessment and mitigation from Bypass noise (SJ)</i></p>
<p>DOR9: Former Dorchester Prison</p> <p>I. The former Dorchester Prison complex will be redeveloped for residential uses including a mix of conversion of the historic buildings and additional new build units.</p>	<p>This site should incorporate a commitment to the delivery of affordable housing <i>This site should be affordable housing (SJ)</i></p>
<p>DOR12: Dorset County Hospital</p> <p>I. The expansion and reconfiguration of facilities within the Dorset County Hospital site, including the adjacent former Damers School site, forming a new health campus for the town, will be supported.</p> <p>II. Any development should be master planned and shown to help meet the long-term needs of the hospital.</p> <p>III. Development may include an element of residential use, with the inclusion of extracare, supported living, and key worker housing being particularly appropriate.</p> <p>IV. Retail development will not be supported.</p>	<p>Supported</p> <p>Residential use is welcomed but should be specifically restricted to uses consistent with the needs of the Hospital</p>

	Retail use consistent with the needs of the Hospital community should be supported. Retail use which encourages people to visit the site solely for this purpose should not be supported
<p>DOR10: Land south of Castle Park</p> <p>I. Land south of Castle Park, as shown on the policies map, is allocated for housing. Development of the site will need to incorporate:</p> <ul style="list-style-type: none"> • provision of cycle and pedestrian access onto Weymouth Avenue, linking in with existing cycle routes; • appropriate noise assessment and mitigation related to the nearby A35(T); • mitigation of surface water and ground water drainage issues in the area through a strategic approach to delivering flood risk mitigation; and • appropriate screening to minimise any impact on both landscapes and on Maiden Castle. 	The Town Council would support this development as part of a strategy to deliver new housing for the town consistent with the town’s needs, in order to remove the need for policy DOR13. <i>In particular development here has significantly less impact on the landscape (RM)</i>
DOR 11 (Kingston Maurward), DOR14 West of Charminster, DOR15 Forston Clinic	Development of all sites in the Dorchester area require often significant improvement to road and cycleway infrastructure that connects them to the town. They will also place additional pressures on the town’s own road and other infrastructure.

Dorchester News

Dorchester Town Council
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Spring 2021

Town Council says NO to Dor13 North Dorchester development

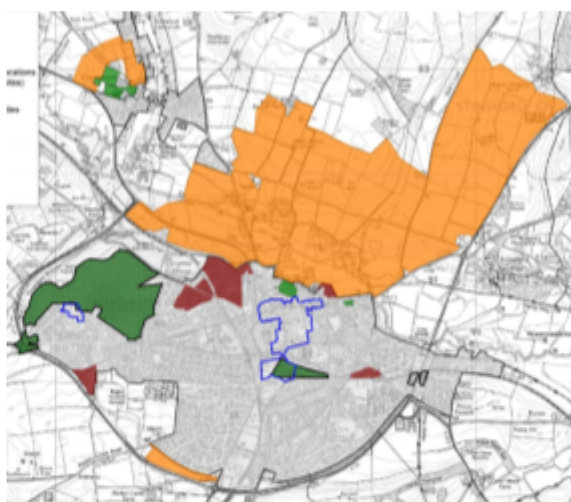
As Poundbury nears completion the planning authority, Dorset Council, are developing ideas for a further phase of growth to the north of the town across the water meadows, repeating a proposal made by West Dorset Council in 2018. Back then the Town Council challenged the idea commenting that: -

- Because of significant infrastructure requirements the site would not be financially viable;
- Increasing the town's population by around 35%, over 7,000 new residents, would place enormous pressure on a town infrastructure already unable to cope with traffic and other demands;
- The environmental and heritage damage of such an approach was significant and irreversible
- No other sites in the wider area had been properly considered - Dorchester had been selected as the easy option simply to meet a national housing target

Dorset Council now propose the same scheme again - 3,500 homes, 25 acres of employment land, plus new healthcare facilities and schools across the orange area on the map above and titled Dor13.

The level of growth proposed goes well beyond what Dorchester itself needs to remain a viable community. The town and its surrounding landscape is being threatened to solve a Government-led housing numbers problem relating to the whole county.

In addition to our 2018 arguments the Town Council is today concerned that the plan takes no account of the



growing Climate Emergency and how that will further reflect changing behaviours being identified as a result of the Covid pandemic lockdowns.

Our town centre is suffering from shop closures by national retailers on a previously unseen scale, offices and car parks are empty as workers adapt to new ways of working; many may not return to Dorchester.

A rethink of how our town centre works and what its future role might be is essential before committing to another phase of development on valued green space, based on outdated assumptions. Dorchester should not become Dorset's dumping ground, merely to solve a county-wide housing numbers problem.

Have your Say



We need your views

Whether you agree with us or not please make sure you have a say in the development of your area.

The **Dorset Council consultation ends on 15 March** and is the last opportunity to comment before the Local Plan is considered late in 2021 by a Government Inspector.

The consultation covers more than DOR13, including policies for the Environment, the Economy and Housing, as well as Dorchester specific policies affecting the town centre, Poundbury and land on the edge of town. Visit [Dorset Council website](#) and look for the logo.

AGENDA ITEM 4
DORSET COUNCIL FREE PARKING POLICY
DORCHESTER TOWN COUNCIL
PLANNING & ENVIRONMENT COMMITTEE – 1 FEBRUARY 2021

Dear Town and Parish Councils,

You may recall that prior to Christmas we wrote to you about our planned changes for our Free Parking Policy. It is Dorset Council's intention to standardise and set a clear framework for Town and Parish Councils when applying for 'free' parking days'. Historically these have been used differently in each local area, leading to ongoing perceptions of inequity, and difficulty for officers in trying to make consistent and fair decisions across the county.

The new policy:

To support local economy, Dorset Council will give a total of six free parking days in Dorset Council car parks. This is made up of the following:

- At the request of the Town or Parish Council free parking in all Dorset Council car parks for four days each year, for events which generate valuable footfall for that town. These four days cannot be used in December
- At the request of the Town or Parish Council free parking in all Dorset Council Town Centre car parks for that town on one weekday in December
- Free parking in all Dorset Council Town Centre car parks on Small Business Saturday in December

No other days in December will be considered unless the Town Council, Local BID or other organisation(s) are willing to meet the cost of the lost income at an amount to be calculated by the Council's parking team based on average weekend costs for that time of year.

We would like to implement this policy as soon as possible so that you can start planning your free parking days for 2021.

**AGENDA ITEM 5
DORSET COUNCIL PARKING CHARGES REVIEW
DORCHESTER TOWN COUNCIL
PLANNING & ENVIRONMENT COMMITTEE – 1 FEBRUARY 2021**

Dorchester Town Council have received the following request from the Dorset Council:

Dear Town/Parish Council,

Dorset Council is moving towards phase two of its parking charges review as we align charges and permits across the area. To help gain knowledge of local areas, to understand local parking issues and to allow local opinions to be heard, I am planning to create local working groups.

There will be nine working groups, that will meet through the life of the charging project:

- *Beaminster, Bridport, West Bay & West Bexington*
- *Blandford Forum, Gillingham & Shaftesbury*
- *Charmouth & Lyme Regis*
- *Corfe Mullen & Wimborne Minster*
- *Corfe Castle & Wareham*
- *Dorchester*
- *Ferndown, Verwood & West Moors*
- *Portland & Weymouth*
- *Sherborne & Sturminster Newton*

Swanage is not included as the car parks are owned and managed by the Town Council

Please could I have your help in finding the best contacts for the working groups? For your area this could be anyone from the general public, action groups, places or education/worship, business... I will of course be asking for representatives from Town and Parish Councils too.

The Dorchester BID, Dorchester Chamber for Business, Dorset County Hospital and Waitrose have been identified as key members to form the working group for Dorchester.

Representatives from Dorchester Town Council have additionally been requested to join the working group.

It is RECOMMENDED that the Dorchester Town Council representative for Dorchester BID, The Town Clerk and Clerk to the Committee join the working group. It should also be stressed that a wider consultation regarding the Parking Charges will be required.

Georgina Wakely
Clerk to the Committee.

Agenda Item 6
Dorchester Town Council
Planning and Environment Committee 1 February 2021

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

- E1.** [WD/D/20/002479 18 PRINCE OF WALES ROAD, DORCHESTER, DT1 1PW](#)
Demolish conservatory and erect a single storey extension, erect porch, change of external roof and wall materials to the dwelling and garage.
- E2.** [WD/D/20/002820 9 FRIARS CLOSE, DORCHESTER, DT1 2AD](#)
Erection of porch.

North Ward (Councillor A. Canning)

- N1.** [WD/D/20/002576 7 NORTH SQUARE, DORCHESTER, DT1 1HY](#)
Change of use from Prison use (Class C2A) to Leisure and Community use (Class E(d) F(b) and F(c)).
- N2.** [WD/D/20/002688 23 CORNWALL ROAD, DORCHESTER](#)
Erection of 1no. dwelling with integral garage and garden store (demolition of existing pre-fabricated garages).
- N3.** [WD/D/20/002746 51 HIGH WEST STREET, DORCHESTER, DT1 1UT](#)
Change of use from office & ancillary accommodation (Use Class E) to provide 3no. residential units (Use Class C3).
- N4.** [WD/D/20/002747 51 HIGH WEST STREET, DORCHESTER, DT1 1UT \(Listed Building Consent\)](#)

Alterations to facilitate the change of use from office & ancillary accommodation to 3no. residential units.
- N5.** [WD/D/20/002750 52 & 52A SOUTH STREET, DORCHESTER, DT1 1DQ](#)
Erection of two storey rear extension & internal alterations.

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

- W1.** [WD/D/20/002348 20 OLGA ROAD, DORCHESTER, DT1 2LX](#)
Erection of flat roof rear extension & internal alterations.

South Ward (Councillors G. Jones, R. Potter and M. Rennie)

No applications received.

Poundbury Ward (Councillors R. Biggs and S. Hosford)

- P1.** [WD/D/20/002601 THE GREAT FIELD, PEVERELL AVENUE EAST, POUNDBURY](#)
Erection of Pavilion with Cafe, Community Space and Offices. Variation of Plans Condition to allow for bin store, removal of office window, addition of kitchen window, addition of solar panels, alterations to doors. **(Comments to be received by 22 January 2021).**
- P2.** [WD/D/20/003168 CROWN GATE, SECTORS 3.46/47/48, NORTHERN QUADRANT, POUNDBURY](#)
Erect continuing care retirement community comprising 76 apartments and bungalows together with a communal building to include a cafe/bistro, multi-purpose reception/bar/servery, therapy room, library / reading room, multipurpose activity room and staff facilities (Reserved Matters).
- P3.** [WD/D/20/002764 POUNDBURY NORTH WEST QUADRANT, POUNDBURY](#)
Develop land by the erection of 205 dwellings, 473m² of non-residential development & associated roads, drainage & other infrastructure (Reserved Matters).

North & West Ward (Councillors A. Canning, L. Fry, J. Hewitt and R. Ricardo)

- P4.** [WD/D/20/003135 DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY](#)
Siting of a temporary mobile dialysis unit.