



Dorchester Town Council
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21 April 2021

Agenda for the meeting of the **Planning and Environment Committee** which will be held via the ZOOM VIDEO CONFERENCING PLATFORM on Monday, 26 April 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 (Vice - Chairman).

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 6 April 2021.

3. Cancellation of 7 June 2021 Planning and Environment Committee Meeting

To note that the Planning and Environment Committee meeting due to be held on 7 June 2021 has been cancelled and to note the proposed procedure to conduct the business of the Planning and Environment Committee. It is recommended that the Committee authorise the Committee Clerk, in consultation with the Chair to make response to future planning applications, based on the Committee's comments, until the Committee is next scheduled to meet on 5 July.

4. Walking Route Audit Update

To receive an update from Councillor F Hogwood regarding the Dorset Council Walking Route Audit.

5. Flood Investigation Report Dorchester August 2020

To note the Dorset Council's Flood investigation report for Dorchester - 27 August 2020 which can be found at [Flood investigation report - Dorchester - August 2020 \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk) and to note that a Dorchester Town Council Community Emergency Response Plan is being developed and will be brought before the Planning and Environment Committee at a future date.

6. Dorchester South Railway Station

To note Network Rail's example of proposed fencing to replace the existing wall on the Cromwell Road platform side of Dorchester South Train Station. (Picture attached).

7. Maumbury Road Railway Bridge

To note the condition of the railway bridge at Maumbury Road (picture attached).

8. Planning Applications for Comment

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

9. Minute Update Report

To receive and consider the minute updates reported.

10. 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

6 April 2021

Present: The Mayor, Councillor R Biggs, and Councillors A. Canning, L. Fry, T. Harries, J. Hewitt, S. Hosford, E.S. Jones, R. Major, R. Potter (Chairman), M.E. Rennie and R. Ricardo.

Apologies: Councillors G.Jones and F. Kent-Ledger

Also in attendance: Councillors S. Biles and F. Hogwood.

80. 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.

Councillor Harries declared a non pecuniary interest in planning application WD/D/20/003114 and stated that he would not take part in any debate on this application.

81. Minutes

The minutes of the meeting of the Committee held on 1 March 2021 were confirmed and approved to be signed by the Chairman.

82. Change of Date for the May Planning and Environment Committee Meeting

The Committee noted that the May Planning and Environment Committee meeting would be held on Monday, 26 April 2021.

83. Transition Town Dorchester

The Committee received a presentation from Kate Forrester regarding the work of Transition Town Dorchester.

84. Local Cycle and Walking Infrastructure Plan

The Committee received a presentation from Chris Peck, Cycling and Walking Officer for Dorset Council regarding Dorset Council's Local Cycling and Walking Infrastructure Plan.

85. Climate and Ecological Emergency Bill

The Committee noted the Climate and Ecological Emergency Bill due to go before Parliament for a second reading.

The Committee agreed that Dorchester Town Council should support the Bill and requested that the Clerk to the Committee write to the local MP, Chris Loder to ask that he also support the Bill.

Resolved

- 1) That Dorchester Town Council should support the Climate and Ecological Emergency Bill due to go before Parliament for a second reading.
- 2) That the Clerk to the Committee write to the local MP, Chris Loder and ask him to pledge his support for the Climate and Ecological Emergency Bill.

86. Speed Indicator Device

The Committee considered the relocation of the Speed Indicator Device (SID) from the East bound site at Max Gate to either Bridport Road or Middle Farm Way or both sites.

The Committee felt that it was too soon to re-site the SID from the location at Max Gate but agreed to site the SID at Bridport Road on a rotational basis in addition to siting it at Herringston Road and Max Gate.

The Committee agreed to site the SID on a rotational basis at a site in Middle Farm Way as recommended by the Dorset Council but requested that the Clerk to the Committee contact the Dorset Council and request that any costs incurred due to the relocation should be met by the Dorset Council.

Resolved

- 1) That the SID be sited at Max Gate, Herringston Road, Bridport Road and Middle Farm Way.
- 2) That the Clerk to the Committee request that the Dorset Council meet any charges incurred by siting the SID at Middle Farm Way.

87. Notice of Variation to Off Street Parking Places West Dorset 2021

The Committee noted the changes to the charging period in Dorset Council owned car parks which came in effect from 1 April 2021.

The Committee were pleased to note that there hadn't been a change to the policy to not charge for parking in the evening but were concerned that the charges on a Sunday would affect the Car Boot Sale held at Lower Fairfield Car Park.

88. A Guidance note for Town and Parish Councils on Planning Enforcement at Dorset Council

The Committee noted the Dorset Council's Guidance note for Town and Parish Councils on Planning Enforcement at Dorset Council.

89. Planning Applications for Comment

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

90. Minute Update Report

1) Minute 76, 1 March 2021 Planning and Environment Committee meeting Dorchester South Railway Station.

The Committee noted that Network Rail would be conducting a litter picking operation on the pathways around the station.

The Committee heard that Network Rail were exploring an alternative option to replacing the wall at Dorchester South Station with chain link fencing to replacing it with a fence made up with panels between metal columns.

The Committee requested that the clerk contact Network Rail to ask for images of the proposed fencing.

2) Minute 79 1 March 2021 Planning and Environment Committee meeting, Planning Issues to Note

Th Committee heard that for a pedestrian crossing to be installed at Greys Bridge the Dorset Council would need to assess if it would meet its criteria. The Committee noted that The Dorset Council would be a conducting a survey at both junctions at Greys Bridge where there were uncontrolled crossings.

91. Planning Issues to Note

There were no Planning issues to note.

Dorchester Town Council
Planning and Environment Committee 6 April 2021

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

- E1. WD/D/20/003249 UNIT 4 LAKESIDE INDUSTRIAL ESTATE ST GEORGES ROAD DORCHESTER DORSET DT1 1PE
Erection of first floor workshop extension.
No objection.
- E2. WD/D/20/003299 MAEN MAEN GARDENS DORCHESTER DT1 1QQ
Change of use to (F1(a)) specialist independent school.
No objection in principle.

The Committee would like to insist that the trees are retained / maintained and suitable provision for parking and for the picking up / dropping off of students be applied.
- E3. WD/D/20/003114 SANDRINGHAM SPORTS CENTRE ARMADA WAY DORCHESTER DT1 2TN
Erection of single storey dance school with mezzanine and pitched roof.

As Dorchester Town Council is the landowner, no comment will be made on this application.
- E4. WD/D/20/003144 56 PRINCE OF WALES ROAD DORCHESTER DORSET DT1 1PP
Erection of single-storey, flat roof rear/side extension & render & cladding to external walls of house (Retrospective).
No objection, the Committee regret the retrospective nature of the application.
- E5. P/FUL/2021/00116 NATIONAL TYRES AND AUTOCARE 12-14 KINGS ROAD DORCHESTER DORSET DT1 1NQ
Erection of a single storey aluminium clad MOT workshop.

No objection, the Committee requested that the neighbouring footpath be cleared of the weeds that were encroaching the neighbouring footpath from the site and that the area continue to be maintained.
- E6. P/LBC/2021/00125 10 FORDINGTON DAIRY ATHELSTAN ROAD DORCHESTER DORSET DT1 1FD (LISTED BUILDING CONSENT)
Installation of a rear security gate.
No objection.
- North Ward (Councillor A. Canning)
- N1. WD/D/20/002991 TERRITORIAL ARMY POUNDBURY ROAD DORCHESTER DORSET DT1 1TA
Siting of a storage container.
No objection.
- N2. WD/D/20/003278 28 HIGH EAST STREET, DORCHESTER, DT1 1HF
Conversion of a single flat into 2no. flats.

No objection.

N3. WD/D/20/003279 28 HIGH EAST STREET, DORCHESTER, DT1 1HF

Alterations to convert a single flat into 2no. flats, including alterations to internal walls.

No objection.

N4. WD/D/20/003211 1 PROSPECT ROAD DORCHESTER DORSET DT1 2PF

Replace conservatory with garden room.

No objection.

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

W1. WD/D/20/002890 THE RANGE, GREAT WESTERN INDUSTRIAL ESTATE, GREAT WESTERN INDUSTRIAL ESTATE, DORCHESTER, DT1 1RD

Change of use to allow the sale of bulky goods, furniture, furnishings, textiles, carpets, electrical goods, hardware, housewares, DIY, garden products, pet supplies, vehicle accessories and cycles, camping and leisure goods, toys, hobbies and office equipment other than goods ancillary to those listed and an element of non-bulky goods. (with variation of condition 5 of planning permission 1/D/11/001647 to allow for up to 250 sq.m. net of existing retail space can be used for the sale of food and drink for consumption off the premises other than confectionery).

No objection.

W2. P/HOU/2021/00161 65 QUEENS AVENUE DORCHESTER DORSET DT1 2EP

Single storey lean-to side & rear extension forming log store, utility and living area.

No objection.

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

No applications received.

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

P1. WD/D/20/002706 THE GREAT FIELD (PLAY AREA, SOUTH-EAST SECTION), PEVERELL AVENUE EAST, POUNDBURY

Erection of timber framed childrens play equipment & associated hard & soft landscaping (including gravel bound footways, trees & planting) and associated infrastructure (drainage) on existing public amenity space.

No objection, the Committee welcomed the application

Agenda Item 3
Dorchester Town Council
Planning and Environment Committee
26 April 2021

Cancellation of 7 June 2021 Planning and Environment Committee Meeting

The June meeting of the Planning and Environment Committee that was due to take place on 7 June has been cancelled to take account of the Government decision not to extend the use of video conferencing beyond 7 May 2021.

It is recognised, however, that there is a need to continue to conduct the business of the Planning and Environment Committee during this period and that alternative arrangements need to be made to allow Members to engage in the business of the Planning and Environment Committee.

The following procedure is proposed:

Links to all planning applications received from the planning authority, Dorset Council will be made available to the public on Dorchester Town Council's website www.dorchester-tc.gov.uk on Wednesday, 12 May 2021 and Wednesday, 25 May 2021. On each occasion the public will be given 5 working days to submit their views in writing to the Committee Clerk.

The Committee Clerk will email the list of planning applications to the Planning and Environment Committee members to view online on Wednesday, 12 May 2021 and Wednesday, 25 May 2021, Members will be asked to return their comments and approval or refusal via email within 5 working days. The Committee clerk will collate the responses, where these are evenly balanced the Chairman of the Committee can offer a casting view. A public note be made available of the final recommendation.

It is **RECOMMENDED** that the Committee Clerk, in consultation with the Chair, is authorised to make response to future planning applications, based on the Committee's comments, until the Committee is next scheduled to meet on 5 July.

**Agenda Item 6
Dorchester Town Council
Planning and Environment Committee
26 April 2021**

Dorchester South Railway Station



Example of proposed fencing to be provided by Network Rail at Dorchester South Railway Station.

Agenda Item 7
Dorchester Town Council
Planning and Environment Committee
26 April 2021

Maumbury Road Railway Bridge



**Agenda Item 8
Dorchester Town Council
Planning and Environment Committee
26 April 2021**

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

- E1. [WD/D/20/003145 17 ALL SAINTS ROAD DORCHESTER DORSET DT1 1EL](#)
Replace existing garden wall with new wall and gates. Form permeable drive and carry out landscaping.
- E2. [P/HOU/2021/00459 3 FORDINGTON GREEN DORCHESTER DORSET DT1 1LU](#)
Replacement of roof, windows and dormer windows.
- E3. [P/LBC/2021/00460 3 FORDINGTON GREEN DORCHESTER DORSET DT1 1LU \(Listed Building Consent\)](#)
Replacement of roof, windows and dormer windows.

North Ward (Councillor A. Canning)

- N1. [P/LBC/2021/00243 DORSET COUNTY MUSEUM 66 HIGH WEST STREET DORCHESTER DT1 1XA](#)
External alterations to install 4 No. (non-illuminated) banner signs to front elevation.

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

- W1. [P/HOU/2021/00363 26 BARROW CLOSE DORCHESTER DORSET DT1 2HG](#)
Erection of single storey front and side extension.
- W2. [P/HOU/2021/00480 53 JAMES ROAD DORCHESTER DORSET DT1 2HB](#)
Erection of two storey rear extension.

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

- S1. [P/HOU/2021/00469 72 SOUTH COURT AVENUE DORCHESTER DT1 2BZ](#)
Conversion of existing garage, internal alterations and single storey side extension.
- S2. [P/HOU/2021/00520 10 MELLSTOCK AVENUE DORCHESTER DORSET DT1 2BE](#)
Demolition of existing porch & construction of new porch.

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

No applications received.