



Dorchester Town Council

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1 September 2021

Agenda for the meeting of the **Planning and Environment Committee** which will be held at the Weymouth Avenue Cricket Pavilion, Weymouth Ave, Dorchester DT1 2EN on Monday, 6 September 2021 commencing at 7.00pm.

Adrian Stuart
Town Clerk

Public Attendance and Speaking at the Meeting

The meeting will be held under the Government's Covid restrictions. If you wish to attend it would be very helpful if you could **notify the clerk by 0900 on the morning of the meeting** so that we can include you in our arrangements to keep you and other participants safe.

The Chairman has discretion to allow members of the public to speak at the meeting. If you wish to speak please let the Clerk know when advising of your attendance. 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 G. Jones (the Mayor ex-officio), R. Biggs, A. Canning, L. Fry, T. Harries (Vice - Chairman), J. Hewitt, S. Hosford, S. Jones, F. Kent-Ledger, D. Leaper, 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 2 August 2021.

- 3. Presentation – Planning Application [P/FUL/2021/02623 Four Paddocks Land South of St Georges Road Dorchester](#)**
To receive a presentation regarding application P/FUL/2021/02623.
- 4. Town Centre Master Plan Update**
To note the Town Centre Master Plan Update report from the Town Clerk (attached).
- 5. Climate Emergency Action Plan**
To agree the membership of a Task and Finish Group to work with the Environmental Assistant to continue the Dorchester Town Council Climate Emergency Action Plan.
- 6. Dorset Council Proposed Parking Charges Strategy Report Post Comments**
To consider the Dorset Council's Proposed Parking Charges Strategy Report Post Comments. The Committee are asked to consider if they wish to make a formal response before the closing date of 10 September 2021. The report can be found at www.dorchester-tc.gov.uk.
- 7. Dorset Council Blue Badge Parking Consultation**
To note that the Dorset Council have launched a consultation asking for public opinion on what Blue Badge holders are charged when parking in Dorset Council car parks. The survey can be found at <https://wh1.snapsurveys.com/s.asp?k=162825060301>. The closing date for the consultation is 26 September 2021.
- 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
2 August 2021

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

Apologies: Councillors L. Fry, E.S. Jones, F. Kent- Ledger and M.E. Rennie.

Also in attendance: Councillor F. Hogwood and Dorset Councillor, Councillor Roland Tarr.

12. Declarations of Interest

There were no declarations of interest.

13. Minutes

The minutes of the meeting of the Committee held on 5 July 2021 and adopted by Council on the 26 July 2021 were confirmed and approved to be signed by the Chairman.

14. Urgent Item – Update on Works to A35

Dorset Councillor, Councillor Roland Tarr informed the Committee that works would begin on 3 August 2021 on the Dorchester Bypass, starting at the Monkey's Jump Roundabout, to alleviate the flooding issues. The works would be carried out overnight and road closures would be put in place between the hours of 8pm and 8am.

The Committee heard that Highways England would be setting up a depot on the Northern side of the road by McDonalds.

The Committee were also told that funding had been approved to complete the Portishead to Portland Cycle Route (26) from Maiden Newton. This would also include improvements to the cycle way at the Stadium Roundabout.

The Committee welcomed this and a member proposed a motion to support in principle the installation of a toucan crossing at the Stadium Round about. The motion was approved by the Committee. It was agreed that the Clerk to the Committee should write to Highways England to inform them of the Committee's support in principle.

Resolved

That the Clerk to the Committee write to Highways England to inform them that Dorchester Town Council support in principle the installation of a

toucan crossing at the Stadium roundabout.

15. Climate Emergency Action Plan

The Committee noted the Climate Emergency Action Plan report written by the Town Clerk and the draft Audit of Dorchester Town Council Performance against a detailed Town Council Climate Action Plan. The Committee agreed that a more robust plan with definitive targets was required.

The Committee agreed that a Task and Finish Group should be formed to work with the Environmental Assistant to continue the Climate Emergency Action Plan. The Committee agreed that membership of the Task and Finish Group should be open to all members of the Council. The Committee agreed that the Task and Finish Group should be formed at the next Meeting of the Planning and Environment Committee.

The Chairman of the Committee and the Chairman of the Policy Committee clarified that Paragraph 3 of the report attached to the agenda for the meeting highlighted that the Council agreed funding for a new post trainee graduate post (Environmental Assistant, as mentioned) when it set £90,000 aside in a Development Support Reserve. The detail for the post was subsequently approved by Policy Committee in March.

Recommended

That a Task and Finish Group should be formed to work with the Environmental Assistant to continue the Climate Emergency Action Plan at the next Planning and Environment Committee meeting.

16. Town Centre Master Plan

The Committee considered and approved the proposed timetable for the Town Centre Master Plan.

Members of the Committee were reminded to email their comments on the key questions document that had been sent to them to either the Chairman / Vice Chairman. Town Clerk or Clerk to the Committee before 23 August 2021.

Resolved

1. That the proposed timetable for the formulation of the Town Centre Master Plan be adopted.

17. South Western Railway December 2022 Timetable Consultation

The Committee noted the consultation and were pleased to hear that the trains serving Dorchester on the London Waterloo – Weymouth line would return to two trains per hour.

The Committee requested that a letter to South Western Railway should still be sent as there was still a need for additional provision on the trains for wheelchairs, bicycles and pushchairs.

Resolved

That a letter be sent to South Western Trains requesting additional provision for wheelchairs, bicycles and pushchairs.

18. Dropped Kerb Request

The Committee considered the request for two new dropped kerbs in Windsor Road.

A Member of the Committee questioned if the Ward Members for the area had been consulted. The Committee heard that on this occasion they had not, but would be in the future. The Committee heard that on this occasion, the request had been submitted as the result of a walking audit that had been completed. The Committee recognised the importance of the walking audits that were being carried out and heard that the Clerk to the Committee had contacted the Dorset Council to ask if they would like to work with Dorchester Town Council to create a video to train more people to conduct the walking audit.

A Member also asked if there were any outstanding dropped kerb requests and heard that there was not.

The Committee approved the request for two dropped kerbs in Windsor Road.

Resolved

That the Dorset Council be notified that Dorchester Town Council support the request for two dropped kerbs in Windsor Road.

19. Planning Applications for Comment

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

20. Minute Update Report

- i. **Minute 36, Minute Update Report, 5 October 2020**
WD/D/18/000622 - 1 Alexandra Road, Dorchester, DT1 2LZ
The Committee heard that the decking had been removed.

21. Planning Issues to Note

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 2 August 2021
Planning Applications

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

No applications received.

North Ward (Councillor A. Canning)

- N1. [P/FUL/2021/01459 Unit D1 Marabout Industrial Estate Dorchester Dorset DT1 1YA](#)
Removal and replacement of the existing HVAC (Heating, Ventilation, Air Conditioning) systems serving the BAE Systems ground and first floor office spaces. Install 2no. air conditioning condensers external to the building on concrete pad with access path, and ventilation louvres installed in the wall elevations.

No objection.

- N2. [P/FUL/2021/00652 14 South Street Dorchester Dorset DT1 1BS](#)
Removal of internal staircase & change of use from flat to void

Objection.

The Planning and Environment Committee strongly oppose the loss of a residential dwelling.

- N3. [P/PAOD/2021/02481 South Walks House South Walks Road Dorchester DT1 1UZ](#)

This is not a Planning Application, it is a request for a legal determination as to whether or not Prior Approval is required for the proposal.

Change of use from offices (Class B1(a)) to 41 no. 1-bed, 2-bed and 3-bed apartments (Class C3).

The Committee would like the opportunity to comment on the actual planning proposal and will await the legal determination as to whether prior approval is required.

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

- W1. [P/HOU/2021/01466 26 Brutus Close Dorchester DT1 2TJ](#)
Erect replacement porch.

No objection.

- W2. [P/HOU/2021/01478 34 Bridport Road Dorchester Dorset DT1 1RS](#)
Erect replacement lean-to extension.

No objection.

W3. [P/HOU/2021/01647 11 Clarence Road Dorchester DT1 2HF](#)

Erect Garage.

No objection.

W4. [P/FUL/2021/02294 Former Gibbs & Dandy Site Builder Center Great Western Road Dorchester Dorset DT1 1RZ](#)

Demolition/conversion of buildings to provide 16no. apartments and commercial floorspace (use class E) with associated parking & landscaping.

No objection.

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

S1. [P/HOU/2021/01494 4 Mellstock Avenue Dorchester Dorset DT1 2BE](#)

Erect first floor front and side extensions, two storey rear extension, and add new lean-to roof to porch.

No objection.

Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)

No applications received.

Agenda Item 4
Dorchester Town Council
Planning & Environment Committee – 6 September 2021
Dorchester Town Centre Masterplan Update

1. At the last meeting of the Committee a timetable was developed for the production of content that might be included in a future masterplan for the town centre of Dorchester.
2. Since the Committee meeting the following have happened:
 - The first Member workshop was held, which reviewed the pros and cons of 11 draft policy statements in four key areas (The Economy, Housing, Traffic Transport and Parking, and the Environment
 - Notes of the workshop have been circulated to all Councillors. It is important to note that the draft statements included with the notes are not Council policy
 - The notes and draft statements have been discussed with our Planning Advisor, to identify how they might be received by Dorset Council, the planning authority
 - A meeting with officers of Dorset Council is scheduled for mid-September
3. A more detailed report will be brought to the next meeting of the Committee, in particular covering
 - Feedback from preliminary discussions with Dorset Council
 - A second Member Workshop
 - Arrangements for consultation with relevant Dorchester-based groups
4. Councillors may wish to review progress informally following this evening's meeting.

Adrian Stuart
Town Clerk

Agenda Item 8
Dorchester Town Council
Planning & Environment Committee – 6 September 2021
Planning Applications for Comment

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

- E1. [P/HOU/2021/01778 33B London Road Dorchester DT1 1NF](#)
Erect boundary wall to front.
- E2. [P/HOU/2021/01755 22 Balmoral Crescent Dorchester Dorset DT1 2BW](#)
Erect two storey side extension.
- E3. [P/FUL/2021/00574 Land South of Unit 5 Casterbridge Industrial Estate Access Lane To Casterbridge Industrial Estate Dorchester Dorset DT1 1PL](#)
Erect single storey workshop

Previously Considered by the Dorchester Town Council Planning and Environment Committee via email 19/05/21.

'Objection.

The Committee objects strongly to the inappropriate siting of residential development in an industrial site. The proposed flat would overlook neighbouring Swanbridge Court and Swanbridge Park, which would impact the residents significantly through loss of privacy, contravening ENV16 of the adopted local plan.'

The applicant has submitted additional documents.

- E4. [P/FUL/2021/02623 Four Paddocks Land South of St Georges Road Dorchester](#)
Erection of 108no. dwellings & associated works, including the formation of access, landscape & ecological enhancements.
- E5. [P/FUL/2021/01881 18 St Georges Road Dorchester DT1 1PA](#)
Erect 1 No. dwelling, create vehicular and pedestrian access and create 2 No. parking spaces.

North Ward (Councillor A. Canning)

- N1. [P/FUL/2021/02397 47-48 High East Street Dorchester DT1 1HU](#)
Redevelopment of the site to refurbish No.47, conversion the rear of the building to a house (use class C3). Demolish and reconstruct No.48 to provide a ground floor commercial unit (use classes E or Public House (sui generis)) & 4no. flats above & erection of 5no. dwellings (three houses & two flats) with associated access & landscaping at the rear.
- N2. [P/VOL/2021/03121 \(Listed Building Consent\) & P/VOC/2021/01863 54 High West Street Dorchester DT1 1UT](#)

Change of use from shop (Class E) to residential use (C3) Variation of condition No. 2 against listed building consent WD/D/20/002453 to substitute plans to allow amendments to the shop front.

N3. [WD/D/20/002688 23 Cornwall Road, Dorchester, DT1 1RU](#)

Erection of 1no. dwelling with integral garage and garden store (demolition of existing pre-fabricated garages).

The Dorset Council have received amended plans, the application was previously considered at the P&E Committee meeting held on 01/02/21, the Committee had no objection to the application.

N4. [P/FUL/2021/01864 Vespasian House Barrack Road Dorchester DT1 1TF](#)

Erect a four storey extension comprising of 4 No. 2-bedroom apartments and a two storey detached building comprising 83 sqm of commercial, business and services uses (Use Class E) on the ground floor and 2 No. 1-bedroom apartments on the first floor. Carry out associated landscaping and car parking.

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

W1. [P/HOU/2021/01094 36 Vespasian Way Dorchester DT1 2RD](#)

Erection of single storey side extension & boundary/retaining wall with timber panelled fencing above.

W2. [P/HOU/2021/01816 1 Vespasian Way Dorchester Dorset DT1 2RD](#)

Erect front porch and rear extension.

W3. [P/HOU/2021/01687 4 Lime Close Dorchester Dorset DT1 2HQ](#)

Alter size and location of existing windows and doors, remove glass roof to conservatory and replace with pitched roof, create new front porch and part render elevations and add roof lights.

W4. [P/HOU/2021/01953 13 Clarence Road Dorchester Dorset DT1 2EU](#)

Erect single storey rear extension.

W5. [P/HOU/2021/01666 8 Clarence Road Dorchester Dorset DT1 2HF](#)

Erect second floor rear extension.

W6. [P/HOU/2021/02044 5 Romulus Close Dorchester Dorset DT1 2TH](#)

Erect Annex in garden.

W7. [P/HOU/2021/02093 18 Windsor Road Dorchester Dorset DT1 2JA](#)

Erect First Floor Rear Extension.

W8. [P/HOU/2021/02175 31 Edward Road Dorchester Dorset DT1 2HL](#)

Demolish conservatory and erect rear extension.

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

- S1. [WD/D/20/003312 188 Monmouth Road Dorchester Dorset DT1 2DH](#)
Demolish and rebuild front wall. Render side walls of garage and inside of front porch. Demolish wall outside front door and rebuild. Replace steel gate and erect black steel railings.
- S2. [P/PALH/2021/03023 112 Monmouth Road Dorchester DT1 2DQ](#)
Erect single storey rear extension extending 4.30 metres beyond the rear wall of the original dwellinghouse, 2.80 metres maximum height and 2.80 metres high at the eaves.
- S3. [P/HOU/2021/02191 23 Rothesay Road Dorchester DT1 2DX](#)
Erect single storey extension above existing extension to form master bedroom with en suite. Erect single storey front, side & rear extension to form porch, store, gym & study.
- S4. [P/HOU/2021/02430 1 Manor Road Dorchester Dorset DT1 2AU](#)
Erect single storey garage to front garden.

Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)

- P1. [P/HOU/2021/01846 41 Holmead Walk Poundbury Dorset DT1 3GE](#)
Erect side extension