

Dorchester Town Council

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

For information about this agenda contact Georgina Wakely
g.wakely@dorchester-tc.gov.uk

29 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, 4 October 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 6 September 2021.

3. Town Centre Master Plan Update

To note the Town Centre Master Plan Update report from the Town Clerk (attached).

4. Dorchester West Train Station Access Ramp Update

To note that the Dorchester West Train Station Ramp will be officially opened on 22 October 2021. Due to social distancing requirements the number of guests invited has been limited.

5. Procedure for Planning Applications

To consider the attached report regarding the procedure for considering Planning Applications.

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.

9. 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.

Dorchester Town Council
Minutes of the Planning and Environment Committee
6 September 2021

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

Apologies: Councillor S. Hosford, F. Kent- Ledger

Also in attendance: Councillor F. Hogwood
Paul Hoffman , Senior Planner, C.G. Fry & Son Ltd, Jason Bowerman, Estate Development Manager, Duchy of Cornwall Poundbury Office, Matthew Holmes, Spruce Town Planning.

12. Declarations of Interest

Councillors L. Fry and E.S. Jones stated that as members of Dorset Council's Area Planning Committee, they would keep an open mind on the planning applications and consider all information available at each stage of the decision process. They would take part in the debate but not vote on planning applications at this meeting.

Councillor S. Jones declared an interest in Planning application P/FUL/2021/02623 Four Paddocks Land south of St Georges Road Dorchester.

Councillor R. Biggs declared an interest in Planning application P/FUL/2021/01864 Vespasian House Barrack Road Dorchester DT1 1TF. He said that he would keep an open mind on the planning application and consider all information available at each stage of the decision process. He would take part in the debate but not vote on planning application.

13. Minutes

The minutes of the meeting of the Committee held on 2 August 2021 were confirmed and approved to be signed by the Chairman.

14. Presentations

i) Planning Application P/FUL/2021/02623 Four Paddocks Land South of St Georges Road Dorchester

The Committee received a presentation on Planning Application P/FUL/2021/02623 Four Paddocks Land South of St Georges Road Dorchester from Paul Hoffman , Senior Planner, C.G. Fry & Son Ltd and Jason Bowerman, Estate Development Manager, Duchy of Cornwall Poundbury Office.

ii) P/FUL/2021/02397 47-48 High East Street Dorchester DT1 1HU

The Committee received a presentation on Planning Application P/FUL/2021/02397 47-48 High East Street Dorchester DT1 1HU from Matthew Holmes, Spruce Town Planning.

15. Town Centre Master Plan Update

The Committee noted the Town Centre Master Plan Update Report from the Town Clerk. The Committee heard that the Town Clerk and Committee Chairman had met with the Planning Advisor and a further informal Master Plan workshop would be arranged with Councillors.

16. Climate Emergency Action Plan

The Committee agreed that Councillors R. Biggs, F. Hogwood, E.S Jones, R. Major and the chairman of the Committee would join the Task and Finish Group to work with the Environmental Assistant to continue the Dorchester Town Council Climate Emergency Action Plan.

Resolved

That Councillors R. Biggs, F. Hogwood, E.S. Jones, R. Major and the chairman of the Committee would join the Task and Finish Group to work with the Environmental Assistant to continue the Dorchester Town Council Climate Emergency Action Plan.

17. Dorset Council Proposed Parking Charges Strategy Report Post Comments

The Committee noted the Dorset Council Proposed Parking Charges Strategy Report Post Comments.

18. Dorset Council Blue Badge Parking Consultation

The Committee requested that the Clerk to the Committee contact the Dorchester Access Group and make them aware of the consultation.

Resolved

That the Clerk to the Committee contact the Dorchester Access Group and make them aware of the Dorset Council's Blue Badge Parking Consultation.

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

P/PAOD/2021/02481 South Walks House South Walks Road Dorchester DT1 1UZ (Considered at the 2 August 2021 Planning and Environment Committee Meeting)

Following the submission of the Committee's comments on the application it was deemed that prior approval was not required for the application. The application was considered by Dorset Council's Northern Area Planning

Committee at a virtual meeting held on Tuesday 24th August 2021. Dorchester Town Council were invited to submit a written statement, the following statement was submitted:

‘We welcome the application in principle as long as the building can be made suitable for use by the future residents with regard in particular to ventilation, living space and access to outdoor recreation. We trust that the existing energy saving measures in and on the building will continue to be fully utilised for the benefit of future residents.

We expect the application to be subject to existing Local Plan policy HOUS1 to provide at least 35% affordable housing, a minimum of 15 units.’

21. Planning Issues to Note

There were no planning issues to note.

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.

No objection.

E2. [P/HOU/2021/01755 22 Balmoral Crescent Dorchester Dorset DT1 2BW](#)

Erect two storey side extension.

No objection.

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.

No objection.

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.

In general the Committee welcomed the application, in particular the affordable Housing provision.

The Committee highlighted the need for the existing boundary to be retained and a suitable tree planting plan to include trees of a maturity that would mitigate the neighbouring bypass noise. All new and existing trees and roots should be protected by root protection zones.

The Committee were sympathetic to the nearby residents and were concerned about the impact of the construction of the development to them. The Committee requested that a robust Construction Management Plan be implemented, to include particular consideration to the hours of operation and the logistics of the traffic arrangements to the site to minimise disruption to the neighbouring properties.

The Committee strongly requested that a pedestrian / cycle access point be included in the South Western corner of block A, leading into Smokey Hole Lane in line with the Dorset Council's Safer Routes to School Scheme.

It is regrettable that it has not been possible to incorporate more green energy provisions. The Committee would like the development to be futureproof in regards to the installation of appropriate infrastructure for the retrospective fitting of green energy provisions such as electrical vehicle charging points and ground source heat pumps.

The Committee welcome the ecological and biodiversity initiatives.

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.

No objection.

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.

The Committee welcomed the application in principle but requested that the existing trees be retained and roots be protected by root protection zones in this site that falls within the Conservation area.

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.

No objection.

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.

No objection.

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.

The Committee objected to the application. The Committee were concerned that the proposed Block B would over power and be detrimental to the existing Vespasian House, contravening both ENV.12 and ENV.16 of the adopted local plan.

The Committee agreed that the proposed buildings and loss of green space would be detrimental to the setting of the Conservation Area.

The Committee also stated that any development of the site should allow for the enhancement of the pedestrian crossing of Poundbury Road.

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.
No objection.
- W2.** [P/HOU/2021/01816 1 Vespasian Way Dorchester Dorset DT1 2RD](#)
Erect front porch and rear extension.
No objection.
- 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.
No objection.
- W4.** [P/HOU/2021/01953 13 Clarence Road Dorchester Dorset DT1 2EU](#)
Erect single storey rear extension.
No objection.
- W5.** [P/HOU/2021/01666 8 Clarence Road Dorchester Dorset DT1 2HF](#)
Erect second floor rear extension.
No objection.
- W6.** [P/HOU/2021/02044 5 Romulus Close Dorchester Dorset DT1 2TH](#)
Erect Annex in garden.
No objection. The Committee requested that a planning condition be added that the annexe be an ancillary to 5 Romulus Close.
- W7.** [P/HOU/2021/02093 18 Windsor Road Dorchester Dorset DT1 2JA](#)
Erect First Floor Rear Extension.
No objection.
- W8.** [P/HOU/2021/02175 31 Edward Road Dorchester Dorset DT1 2HL](#)
Demolish conservatory and erect rear extension.
No objection.
- 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.
No objection.

- 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.
No objection.
- 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.
No objection.
- S4.** [P/HOU/2021/02430 1 Manor Road Dorchester Dorset DT1 2AU](#)
Erect single storey garage to front garden.
No objection.
- P1.** Poundbury Ward (Councillors R. Biggs, S. Hosford and D. Leaper)
[P/HOU/2021/01846 41 Holmead Walk Poundbury Dorset DT1 3GE](#)
Erect side extension
No objection.

Agenda Item 3
Dorchester Town Council
Planning & Environment Committee – 4 October 2021
Town Centre Master Plan Update

Discussions with the Local Plan Team

1. Since the last meeting the Town Clerk, supported by our Planning Advisor, has met with Dorset Council. With Dorset Council we considered three possible ways forward for our work
 - Work together to develop a joint master plan to be included in the Local Plan – we agreed this is not possible given timescales and scarce DC staff resources
 - Not work together – DTC would be likely to object to the Local Plan policies if they remain largely unchanged from the options draft and present an alternative to the Examination – this is the default position unless the two parties can collaborate but would not be a good use of our resources
 - Work together to develop a master plan policy, to replace the town centre DOR policies included in the options paper, allowing work to commence on a more detailed document that would be taken forward through a supplementary document, e.g. a Neighbourhood Plan

2. The meeting also provided an opportunity to discuss discrete pieces of research associated with our discussions at the workshop
 - Dorset Council confirmed that they had commissioned work on a new retail study that would provide an update to the previous 2018 assessment, taking into account the quality and quantity of retail and leisure floorspace in the town centre and wider planning/economic changes. Recognising that this work would be strategic in nature we agreed to discuss whether there was benefit in the Town Council commissioning a more locally focused study, probably using the same consultants
 - Dorset Council also agreed to review the work they had previously commissioned from Feria Urbanism on a masterplan, on which they were waiting for views from their Highways and Parking teams – further work on this is not currently scheduled
 - The importance of producing a clear statements relating to archaeology in the town centre was highlighted, to give a level of confidence regarding the development or cultural potential of some key sites. The Local Plan Team acknowledged that significant work on this has already been undertaken in relation to the Charles Street site (as part of the previous planning applications)
 - We also discussed the need to review how the road networks might be used differently to support a better experience for non-vehicle traffic in the town centre. The Local Plan Team do consider that some form of DTEP should still come forward. Whilst work on the Local Transport Plan is progressing this is pitched at a strategic level (rather than town-specific).
 - A review of parking guidelines (such as the number of parking spaces per dwelling) is not part of the current work schedule.

3. The Local Plan Team recognised the merit of the third option outlined in 1. above and have agreed to involve the Planning Policy officer with specific responsibility for Dorchester in further discussions with us, recognising that they will also need to engage with other sections of the Council such as Highways and Property. Officers will also continue to discuss how information and ideas can be shared, but against a background of resource shortages in the short term. In terms of timescales, work with reference to the Local Plan changes (and revised Local Plan text) would need to conclude by end December in order to influence the next draft of the Local Plan.

A Second Member Workshop and Preliminary Consultation

4. Members took part in a successful workshop in August, considering the higher level strategies that they wished to support in core areas including Housing, the Environment, and Local Economy and Community activity. Inevitably when aspirations were tested on specific sites it revealed tensions between existing and future uses which need to be resolved.
5. The high level strategies have since also been discussed with our Planning Advisor, who was able to add additional insight into specific policy areas. Some of the key issues were also covered in our discussions with the Local Plan team.
6. A second workshop would allow Members to review the outcomes from the first workshop, identify pieces of research that might assist policy development, understand the tensions on specific sites and validate the strategies prior to discussion with interested parties. Our consultant has also suggested we review the vision for Dorchester which is included in the Local Plan. The Clerk is working with the Chair to identify a suitable time for a second workshop.
7. Once the workshop has produced a document in which Members feel confident a series of meetings will be set up with key partners to discuss the policies that are under consideration.

Adrian Stuart
Town Clerk

Agenda Item 5
Dorchester Town Council
Planning & Environment Committee – 4 October 2021
Procedure for Planning Applications

In March 2020, due to the Covid-19 pandemic, the Planning and Environment Committee followed Government advice and did not meet together. It was recognised, however, that there was a need to continue to conduct the business of the Planning and Environment Committee and that alternative arrangements needed to be put in place to allow Members to engage in the business of the Committee. The procedure outlined at Appendix 1 was implemented.

The new procedure for considering planning applications has remained in place since the return to face to face meetings. This has enabled Committee Members additional time to consider applications in their ward in advance of the Committee and highlight those they have concerns about, have allowed the Committee to maximise the time it spends on other issues and also allows the Clerk to dedicate additional time to other aspects of their Committee Clerk role.

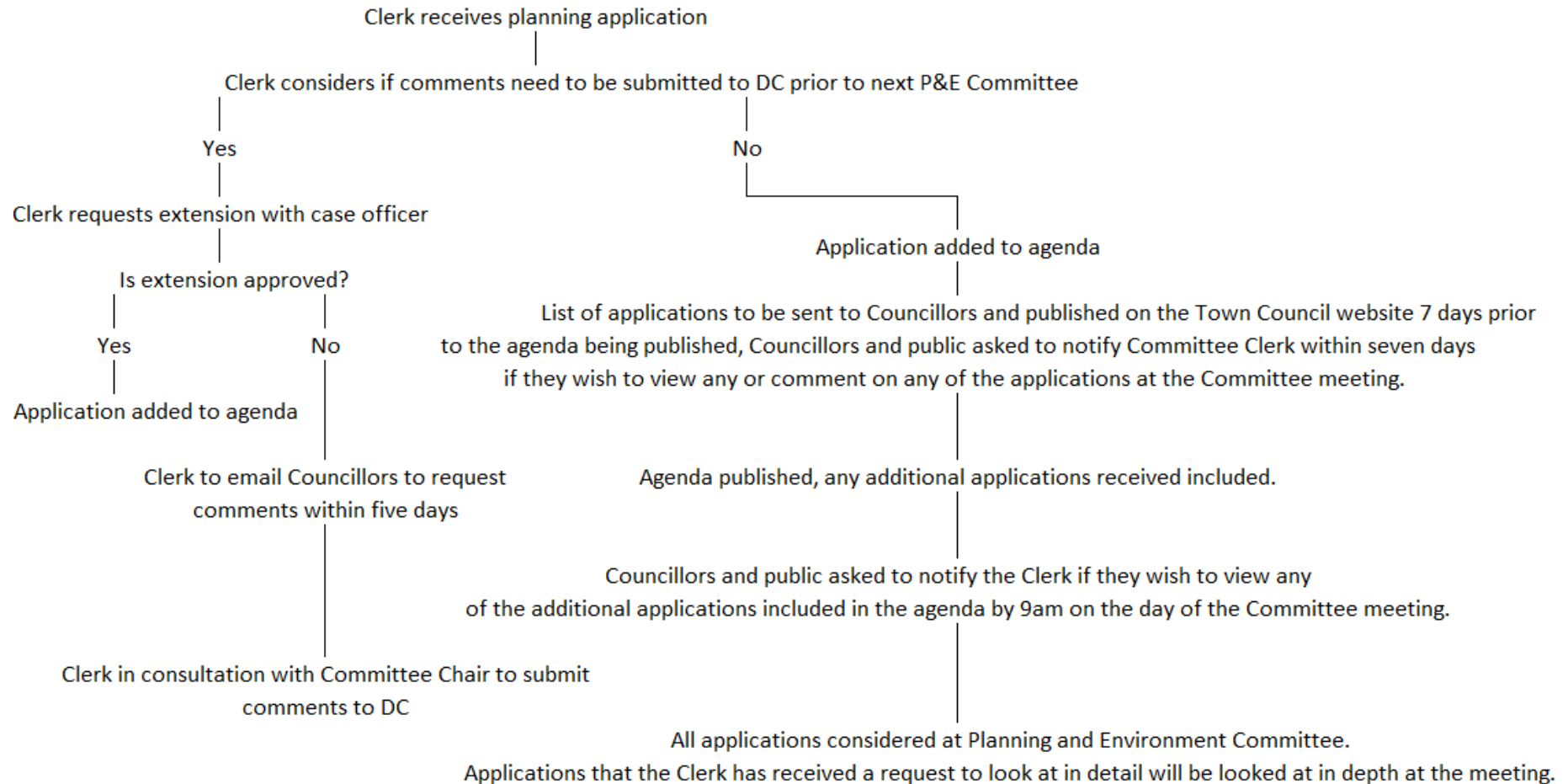
The Committee is now invited to formalise the procedure.

Recommended

It is recommended that the Committee adopt the procedure for considering Planning Applications implemented during the lockdown period

Georgina Wakely
Planning & Environment Committee Administrator

PROCESS FOR CONSIDERING PLANNING APPLICATIONS AT COMMITTEE



Agenda Item 6
Dorchester Town Council
Planning & Environment Committee – 4 October 2021
Planning Applications for Comment

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

- E1. P/ADV/2021/02040 Howards Peugeot London Road Dorchester DT1 1NE**
Remove existing signage, erect 1 No. internally illuminated fascia sign with Peugeot Logo and 1 No. fascia sign internally illuminated with Peugeot letters. Erect 1 No. wall mounted panel and 1 No. double sided pylon sign.
- E2. P/FUL/2021/02056 Scout Association Lubbecke Way Dorchester DT1 1QL**
Change of use from a former scout hut to 1 No. dwelling. Create new vehicular and pedestrian access and 2 No. additional parking spaces.
- E3. P/HOU/2021/02563 20 Eddison Avenue Dorchester DT1 1NY**
Erect single storey rear extension.

North Ward (Councillor A. Canning)

- N1. P/PASO/2021/03546 County Hall Colliton Park Dorchester DT1 1XJ**
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.
Install solar photovoltaics (PV) equipment on roofs.
- N2. P/VOC/2021/02293 Land North of Community House Barrack Road Dorchester DT1 9GX (Variation of Condition)**
Erection of building comprising 9 self-contained apartments (part 2 and part 3 storey) together with 11 parking spaces. Existing workshop to be demolished (with variation of conditions 1 & 7 to amend approved plans & window details).
- N3. P/ADV/2021/02335 8 The Forum Centre Trinity Street Dorchester DT1 1TT (Advertisement Consent)**
Display of 2no. Illuminated fascia signs, 2no. Non-illuminated fascia signs & 4no. vinyl manifestations.
- N4. P/HOU/2021/03208 6 Ashley Road Dorchester DT1 2DJ**
Erect single storey flat roof extension to form 2nd storey bedroom extension.

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

- W1. P/HOU/2021/02497 15 Queens Avenue Dorchester Dorset DT1 2EW**
Erect Garage. Demolish existing garage/store.
- W2. P/HOU/2021/02525 15 Queens Avenue Dorchester DT1 2EW**

Proposed Erection of a Two-Storey Rear Extension Following Demolition of Existing Single-Storey Rear Extension and Erection of a Single Storey Side Extension.

- W3. P/HOU/2021/02759 18 Great Western Road Dorchester DT1 1UF**
Erection of single storey lean to extension.
- W4. P/HOU/2021/03011 7 Augustan Close Dorchester DT1 2QU**
Replace main entrance porch.
- W5. P/FUL/2021/02235 Funeral Care 31A Great Western Road Dorchester DT1 1UF**
Remove existing shopfront, erect new shopfront and replace condenser unit to the rear elevation.
- W6. P/HOU/2021/03210 8 Legion Close Dorchester DT1 2RQ**
Erect two storey side extension, single storey front extension and single storey rear extension.

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

- S1. P/HOU/2021/02766 37 Grosvenor Road Dorchester DT1 2BD**
Erect two storey side/rear extension to house with open porch. Render new and existing house & replace windows. Build detached garage.
- S2. P/PASO/2021/03625 Manor Park Church Of England First School Mellstock Avenue Dorchester DT1 2BH**
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.
Installation of other Solar Photovoltaics (PV) Equipment on the Roofs of a Non-domestic Building.

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

No applications received.