

Dorchester Town Council

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2 February 2022

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, 7 February 2022 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 interests where appropriate. A Member who declares any interest must leave the room. A Member who declares a registerable interest as a Council nominee to a partner organisation may first address the meeting as a member of the public.

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 December 2021 (adopted by Council on 24 January 2022 subject to an amendment to minute 53.) and to confirm and sign the comments submitted to the Dorset Council in regards to the planning applications considered on 4 January (via email).

3. Local Plan and Masterplan for Dorchester Town Centre Update

- a) To receive a Town Centre Master Plan Update report from the Town Clerk.
- b) Dorchester Town Council has been approached by Dorset Climate Action Network (Dorset CAN) to sign the campaign's open letter asking the Dorset Council to re-think their proposed local plan (previously circulated to Councillors) The Committee are asked if it wishes to do so.

4. Bus Back Better Consultation

To delegate a response to the Bus Back Better survey to the Town Clerk in consultation with the Chairman of the Committee. The consultation can be found at https://www.dorsetcouncil.gov.uk/your-council/consultations/find-a-consultation/-/ddl_display/ddl/2052855/279856/maximized .

5. Request for Parking Restrictions

To consider a request for double yellow lines in Beech Court. The Committee is asked if it wishes to support this request for referral to the Dorset Council (Form attached).

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
6 December 2021

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

Apologies: Councillors D. Leaper, R. Major and R. Ricardo.

Also in attendance: Councillor F Hogwood.

49. 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.

50. Minutes

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

51. Dorchester Traffic and Parking Strategy

The Committee received a verbal update from Matthew Piles, Corporate Director - Economic Growth and Infrastructure and Dorset Councillor, Ray Bryan, Portfolio Holder for Highways, Travel and Environment regarding traffic congestion in Dorchester; the Phase three On Street Parking Review planned for 2022; and the remaining uncompleted element of DTEP relating to the Maumbury Road junction improvements.

The following matters were discussed:

Car Parks

The Committee heard that a project was started in January 2020 to look at car park charges across the new Dorset Council area. It was considered that car park charges were not consistent or fair and that changes needed to be made to harmonise the charges for fairness. The consultation resulted in two new parking permits being proposed, a 'Pop and Shop' parking permit and a 'Live, Work and Play' permit. That would be available to all residents in Dorset, Wiltshire, Hampshire and Devon.

The Committee were informed that the aim was to make all car parks self sufficient. It was recognised that improvements needed to be made to the facilities including improved payment facilities (which would include the option for

cash payments) and lighting. The Committee requested that urgent action be taken to improve the lighting at Fairfield Car Park.

The Committee heard that the Dorset Council had recently experienced problems with the payment machines in many of the car parks, the delay in repairing the machines had been caused by the inability to source contactors to make the repairs, due to the present climate. The Committee requested that clearer notices explaining how to make payment be displayed.

The Committee were informed that the usage of all of the car parks across Dorset would be reviewed with a view to free up space for development or to sell. The Committee heard that the Dorset Council would look to multi floor car parks where possible. A Committee member asked if it would be possible for Wollaston Car Park to revert to a long stay car park and heard that this would be considered in the review.

Residents Parking

The Committee heard that phase three of the parking review (residents parking) would commence in April 2022. The Committee were informed that the priority to would be to prioritise the residents and to encourage visitors to use the car parks. It was noted that Town and Parish Councils would be consulted. One of the key influential factors would be the impact of the pandemic on people's parking patterns and the impact of the new parking permits.

The Committee were assured that previous data collected from previous consultations would be taken into consideration.

Traffic Congestion

The Committee expressed their concerns about the traffic congestion in the Town. The Committee heard that the impact of Covid and the new hospital multistorey carpark would be taken into account before any improvements would be made.

The Committee heard that improvements were still planned at Maumbury Cross and that the pedestrian would be prioritised. The Committee were told that Officers from the Dorset Council would attend a future meeting with an update.

It was noted that the Dorset Council had put in a £130M bid to the Government for improved bus services and cycleways.

A member of the public asked if it would be possible to make people use the bypass instead of driving through the Town Centre but heard that it would be impossible to enforce.

52. Town Centre Masterplan Update

The Committee noted the Town Centre Masterplan Update from the Town Clerk.

A member of Transition Town Dorchester asked if the group could work with the Town Council to help develop the plan and as informed that they would be consulted in the future prior to the plan going out to public consultation.

53. **Dropped Kerb Audit**

Councillor Stella Jones requested that Dorchester Town Councillors undertake a dropped kerb audit within their wards. The request was agreed and it was recommended that any requests be submitted to the Community Development Officer for consultation with Dorchester Access Group and the Council Ward Members.

Resolved

That Councillors would conduct a dropped kerb audit in their ward areas and submit any requests to the Community Development Officer.

54. **Planning Applications for Comment**

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

55. **Minute Update Report**

- 1.) P/LBC/2021/00826 & 00827 (listed building consent) Old Military Hospital Grove Trading Estate Dorchester Dorset Alterations to facilitate the conversion of former military hospital to 5 No. flats (C3)

The Committee heard that the application had been considered by the Dorset Council's Northern Area Planning Committee and had been approved.

56. **Planning Issues to Note**

There were no planning issues to note.

Dorchester Town Council
Planning & Environment Committee – 6 December 2021
Planning Applications for Comment

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

- E1. **P/HOU/2021/04450 38 St Georges Road Dorchester DT1 1PA**
Erect 2 storey side extension.
No objection.
- E2. **P/LBC/2021/03383 Old Mill Flats Holloway Road Dorchester DT1 1LQ (Listed Building Consent)**
Remove render and replace with lime render, replacement of rainwater goods, front entrance door, install 2 No. grab rails and carry out associated external alterations.
No objection.
- E3. **P/HOU/2021/04626 29 Alington Road Dorchester DT1 1NS**
Erect single storey rear extension, garage and workshop (demolish conservatory and garage).
No objection.
- E4. **P/HOU/2021/04700 14 Prince Of Wales Road Dorchester DT1 1PW**
Erect two storey side and single storey rear extension.
No objection.

North Ward (Councillor A. Canning)

- N1. **P/LBC/2021/04340 & P/FUL/2021/04648 The Posh Partridge 29 High East Street Dorchester DT1 1HF (Listed Building Consent)**
Install a retractable awning to front.
No objection.
- N2. **P/FUL/2021/02391 & P/LBC/2021/02392 25 South Street Dorchester DT1 1BY**
Alterations to existing rear extension to form new flat roof with parapet walls and roof-lights. Install ventilation grilles and ducts to existing cellar.
No objection.
- N3. **P/FUL/2021/04625 Units 4 & 5 Trinity Street Dorchester DT1 1TU**
Change of use of first floor from ancillary use to residential (C3 use), alterations to the rear façade & roof extension to accommodate 4no. self-contained flats. Associated cycle parking & waste storage facilities.
No objection.
- N4. **P/FUL/2021/04652 Green Square, Unit 1 Grove Trading Estate Dorchester DT1 1ST**
Erect extension to car bodyshop.
No objection.

- N5. P/FUL/2021/04748 & P/LBC/2021/04749 3-4 North Square Dorchester DT1 1HY**
Internal alterations and conversion from offices to a single dwelling.
No objection.
- N6. P/LBC/2021/02991 9 South Street Dorchester DT1 1BL**
(Listed Building Consent)
Timber repairs and strengthening works to second floor structure and carry out associated internal alterations.
No objection.
- N7. P/PASO/2021/05144 Poundbury West Industrial Estate West Dorset Services Poundbury West Industrial Estate Access Dorchester DT1 2PG**
(This application is not a planning application but a request for a legal determination of the Dorset Council as to whether or not Prior Approval is required for the proposal.)
Installation of solar photovoltaics (PV) equipment on roof.
No objection.
- West Ward (Councillors L. Fry, J. Hewitt and R. Ricardo)**
- W1. P/HOU/2021/04615 11 Maiden Castle Road Dorchester DT1 2QQ**
Erect porch. Remove tile hanging on north elevation and replace with weather boarding (Demolish existing porch).
No objection.
- W2. WD/D/19/002627 DORSET COUNTY HOSPITAL, WILLIAMS AVENUE, DORCHESTER, DT1 2JY**
(Request to discharge conditions)
Erection of multi storey car park & improvements to internal site roads & temporary change of use of former school field to car parking.
Objection.
The Committee objects to the request to discharge conditions as the evidence has not been provided. The Committee request confirmation as to how the conditions have been met.
- South Ward (Councillors G. Jones, R. Potter and M. Rennie)**
- S1. P/FUL/2021/03285 Tesco Stores Ltd Weymouth Avenue Dorchester DT1 2RY**
Erection of canopy for Dotcom loading bay area, weldmesh fence with access gates and block up existing side arched ways (demolition of existing loading bay area).
No objection.
- S2. P/HOU/2021/04457 6 Culliford Road Dorchester DT1 2AT**
Erect rear flat roof extension.
No objection.

- S3. P/HOU/2021/04085 25 Herringston Road Dorchester DT1 2BS**
Erect two storey extension.
No objection.
- S4. P/OUT/2021/04088 Land to the East of 143 Monmouth Road Dorchester Dorchester DT1 2DF**
Proposed Residential Development of up to 3 Dwellings (Access and Scale).
No objection.
- S5. P/FUL/2021/04753 St Osmunds Church Of England Middle School Barnes Way Dorchester DT1 2DZ**
Retain mesh fencing.

Objection.
The Committee were extremely disappointed that the application was a retrospective application and that the Committee's comments to the original application WD/D/201002427, had not been addressed despite the application being resubmitted with amendments addressing the Committee's concerns in February 2021.

'Objection. The Committee recognised the School's need for fencing but felt that the proposed fencing was too high and would be visually too dominant. The Committee felt that it would have a negative impact on the adjacent properties (in particular in Standfast Walk) (Contravening ENV 16). And would not successfully integrate with the character of the site and its surrounding area, contravening ENV 10 of the adopted local plan. The Committee requested that hedgehog holes be incorporated in the design of any fencing erected.'

The Committee maintains its original objection due to the reasons previously stated.
- S6. P/HOU/2021/04701 11 Farrington Close Dorchester DT1 2BU**
Erect 2 storey side extension and single storey extensions to front, side and rear.
No objection.
- S7. P/HOU/2021/04929 17 Kingsbere Crescent Dorchester DT1 2DY**
Erect single storey rear extension.
No objection.
- S8. P/HOU/2021/04882 23 Culliford Road Dorchester DT1 2AT**
Erect single storey rear side return kitchen extension.
No objection.
- S9. P/VOC/2021/05067 4 Mellstock Avenue Dorchester DT1 2BE**
(Variation of Condition)
Erect first floor front and side extensions, two storey rear extension, and add new lean-to roof to porch (variation of condition 2 of planning permission P/HOU/2021/01494 to amend the approved plans).
No objection.

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

No applications received.

Additional Planning Applications

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

P1. P/HOU/2021/05191 15 Bindon Lane Poundbury DT1 3EF

Erect veranda.

No objection.

North Ward (Councillor A. Canning)

N8. P/FUL/2021/05139 1 Nappers Court South Street Dorchester DT1 1BS

Change of use of building from A1 (Shop) to a pet grooming and washing facility.

No objection.

Dorchester Town Council
Planning & Environment Committee – 4 January 2022
Planning Applications for Comment

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

- E1. P/HOU/2021/05241 18 Alfred Place Dorchester DT1 1NW**
Erect single-storey rear extension.
No objection
- E2. P/HOU/2021/02881 & P/LBC/2021/02880 (Listed Building Consent) The Old House At Home Salisbury Street Dorchester DT1 1JU**
Replace windows to front of property and windows and 10rench doors to the rear. Remove external render from front and sides of the property and re-render with lime render, paint in similar colour.
No objection.
- E3. P/HOU/2021/05480 7 Diggory Crescent Dorchester DT1 2SP**
Erect single storey side extension.
No objection.

North Ward (Councillor A. Canning)

- N1. P/FUL/2021/05505 & P/LBC/2021/05506 (Listed Building Consent) 10 South Street Dorchester DT1 1BT**
External alterations to facilitate the installation of bird deterrent spikes to the window ledges and roof ledges a the front of the building and to the projecting signage at the front of the building.
No objection.

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

- W1. P/PALH/2021/05337 44 Coburg Road Dorchester DT1 2HR**
(This application is not a planning application but a request for a legal determination of the Dorset Council as to whether or not Prior Approval is required for the proposal.)

Replace an existing single-storey rear lean to & conservatory with a new flat roof extension; to extend 3.60m beyond the rear wall of the original dwellinghouse; maximum height 3.80m; height to eaves 3.50m.
No objection.
- W2. P/HOU/2021/02696 134 Coburg Road Dorchester Dorset DT1 2HT**
Construct a front porch and a single storey rear extension. Install a rear dormer.
No objection.
- W3. P/HOU/2021/05620 41 Queens Avenue Dorchester DT1 2EP**

Erect new porch and single storey rear extension. New and replacement windows to suit amended internal layout.

No objection

W4. P/VOC/2021/05547 72 Maiden Castle Road Dorchester DT1 2ES

Erection of porch, two storey rear extension and front fence. Widen existing vehicular access (with variation of condition 1 of planning permission WD/D/19/002883 to amend approved plans)

No objection.

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

S1. P/HOU/2021/04750 68 South Court Avenue Dorchester DT1 2BZ

Erect 2 storey extension to the north east elevation.

No objection.

S2. P/HOU/2021/05503 6 Monmouth Road Dorchester DT1 2DG

Erect a single-storey flat roof extension (demolish existing single-storey, rear lean-to).

No objection.

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

P1. P/PACD/2021/05429 Hammick House Bridport Road Poundbury Dorchester DT1 3SD

(This application is not a planning application but a request for a legal determination of the Dorset Council as to whether or not Prior Approval is required for the proposal.)

Part change of use from offices (Use Class E) to 8no. self contained flats (Use Class C3)

No objection.

For information

P/LBC/2021/05575 Mohuns Little Bridge Burton Road Dorchester Dorset

Carry out repairs to Mohuns Little Bridge.

No objection.

Dorchester Town Council

Agenda Item 3

Planning & Environment Committee – 7 February 2022

Local Plan and Masterplan for Dorchester Town Centre

Dorset Council Local Plan and the Dorset Deserves Better Campaign

1. The Council has been approached by Dorset Climate Action Network who are campaigning for a rethink of the approach to the Dorset Council Local Plan. Their open letter to Dorset Council has been circulated to Members previously. The arguments made in the letter are non-site specific, focusing instead on key principles. Many of the themes of the letter are consistent with comments made by the Town Council in making its submission to Dorset Council.
2. Recognising the possibility that such a broadly cast letter might conflict with our views, however, the Clerk took the opportunity to seek advice from our advisor Dorset Planning Consultant Ltd. Jo Witherden makes the following points that will aid Members consideration of the letter
 - The letter advocates fewer dwellings, specifically suggesting 22,000 based on a capacity assessment approach rather than the c. 39,000 included in the original Options paper. It is not clear how this is calculated but it does suggest that that this will “avoid unnecessary building in Greenbelt, AONB and locally valued or environmentally sensitive locations”
 - Dorchester Town Councillors might want to clarify that, as it is not in the Greenbelt or AONB, the area DOR13 North of Dorchester is “environmentally sensitive”, as it provides the setting of the AONB, has many heritage and cultural associations, and is also an important groundwater source. It is not certain that CAN were making that argument about the DOR13 site specifically
 - There is a strong focus on brownfield and town centre sites (and those near public transport hubs), with small developments of mainly affordable homes in village and smaller towns
 - There is a proposal for stronger viability challenges to stop landowner’s ducking out of affordable housing provision
 - The letter advocates a greater climate change response through renewables, net zero, wildlife areas etc
3. Subsequent to the CAN letter being published the Leader of Dorset Council, Spencer Flower, released an open letter regarding the Local Plan, which has also been circulated separately. Jo Witherden offers the following comments for Members consideration in regard to this letter:
 - It is proposed that more time be made available to progress the plan –this is essential if Dorset Council are to take full note of the evidence gathered from a number of studies that are still outstanding. It will also enable better evidence to be gathered regarding the longer term impacts resulting from Covid
 - Councillor Flower argues for a stronger recognition of local needs – in Dorchester’s case this would apply to housing, as well as the environment. As the Government

approach places the greater emphasis on growth to meet national targets, rather than meeting local need, the statement from Councillor Flower is a positive move

- There appears to be a suggestion of a 30 year plan – so the letter is not trying to avoid the most difficult decisions. If Dorset Council are planning for a 30 year period the overall house number target will still be very high, possibly requiring as many sites as the recent Options paper, but would look to spread those sites out over a longer period. This in itself is problematic as there is always a post-adoption drive for landowners with development agreements to be first to market.
 - The reference to a few bigger-scale new developments is jumping the gun in terms of what might be the right solution. Larger developments may result in better places, and are easier politically if they are a new settlement away from existing populations, but are notoriously difficult to deliver quickly because of the up-front infrastructure requirements. Smaller developments, especially those delivering local priorities such as affordable housing but which do not overload local infrastructure, are often more deliverable.
 - Clearly if Dorset Council are looking at large scale developments, DOR13 will be one of a number of contenders, especially as they already have funding for, and have appointed, consultants to start master planning the site in finer detail. Councillor Flowers' letter does not appear to signal a change to Dorset Council policy on this site.
4. Jo also notes that neither the CAN letter or Spencer Flower's letter consider employment and jobs in any detail. Neither are clear about an overall vision and the balance we may aspire to between jobs and homes. The risk remains that new housing does not in itself deliver new jobs and there is little consideration of the economic drivers, the best employment locations and type of premises and how they will suit the relevant industries or meet entrepreneurial needs; and what this means in terms of the location of new homes so that these can be in easy sustainable reach.
5. In considering whether to sign the CAN letter it should be noted that there is general alignment between it and the Town Council's views. The only real uncertainty relates to perhaps the most important issue, the degree to which the CAN letter would recognise DOR13 as a "locally valued or environmentally sensitive location". If the Town Council is minded to support the CAN Campaign and sign the letter, it may wish to seek clarification on this point before making its commitment.

DOR13 – North Dorchester Garden Community consultants

6. The Town Council has been approached by Hyas Associates, who have been appointed by Dorset Council to work on the North Dorchester Garden Community project. Hyas have requested an opportunity to meet with the Town Council, probably virtually, to introduce themselves and explain the project. The Clerk will look for an opportunity for the Committee to engage with Hyas.

Town Centre Masterplan – Ideas Consultation

7. Meetings have taken place during January, continuing in February, with local groups to consider the material that the Council put together at its workshops in autumn 2021. The following are likely to attend one of four meetings:
- Political – Conservatives, Greens, Labour

- Environmental – Civic Society, Transport Advisory Group, Transition Town
- Business – BID, Chamber, Tourism Development Partnership

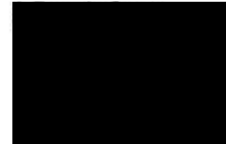
8. A further update will be provided to the March meeting.

Adrian Stuart

Town Clerk

Dorchester Town Council
Agenda Item 5
Planning & Environment Committee – 7 February 2022
Request for Parking Restrictions

BEECH CLOSE DORCHESTER MANAGEMENT (1969) LTD



10 January 2022

For the attention of Georgina Wakely, Mayor's Secretary and
Planning and Environment Committee Clerk

The Town Clerk
Dorchester Town Council
19 North Square
Dorchester
Dorset
DT1 1JF

Dear Sir

REQUEST FOR PARKING RESTRICTION

Following the helpful advice and provision of forms and procedure notes supplied by Georgina Wakely, I now submit, on behalf of the Management Board at Beech Court, our application for consideration of a new Traffic Regulation Order for a small extension of restricted parking on the short narrow no-through road serving our two units of apartments.

I enclose the completed form DTC/TR01 together with the replies from Town Councillors for the East Ward and a basic plan which I hope you find acceptable. Could I point out that when the Local Councillors were consulted, it was thought that about 10 feet of extra yellow lines would be enough but on preparation of this submission and a proper measurement, a distance of 14/15 feet was felt to be a better length to clear the bend. I hope you will accept that the consultation exercise is still valid.

We hope the Town Council will be able to support our request and therefore able to refer the matter to Dorset Council for their consideration and decision.

If you require any further information, please let me know.

Yours faithfully



Mr John Watmore
(one of the Directors at Beech Court)



Request to Dorchester Town Council to Support New Parking Restrictions

(please read the information notes over and include all relevant information and evidence - continue on extra sheets if necessary.).

Name:	Beech Close Dorchester Management (1969) Ltd
Address:	[REDACTED]
Telephone:	[REDACTED]
Email:	[REDACTED]
Parking Issue:	<p>The two blocks of apartments at Beech Court are served by a narrow no-through road. There is always a daily influx of traffic such as couriers, supermarket deliveries,, nursing and carers visits as well as friends and relatives . Also this road has proved to be a favourite part of town for people who work locally or visit Dorchester for shopping and who wish to avoid car parking charges.</p> <p>There are double yellow lines on the left-hand side from the junction with South Walks Road until just before a bend. When full use is made of all available parking spaces, vehicles of any size can park right up to and including the bend and if the last vehicle is of a large size, the remaining width of the road at that point can be such that if a passing vehicle is also large, there will be difficulty to pass with safety. We are always conscious of the need for emergency vehicles especially to have unrestricted access to the site.</p>

<p>Parking restriction requested (including plan/map and site details):</p>	<p>We would like to see an extension of the double yellow lines at the entrance to Beech Court so that they extend around the bend to a point where the road straightens up. The distance would be about 14/15 feet.</p>
<p>Please provide evidence of support by other local residents:</p>	<p>The only residents affected are those who reside at Beech Court. All residents are aware of the proposal. The Board of Management at their meeting on 22 November 2021 agreed " to ask the Dorchester Town Council to support a request to Dorset Council for a new Traffic Regulation Order to continue the parking restrictions indicated by the double yellow lines at the entrance from South Walks Road around the bend on the left-hand side to a point where the road straightens out".</p>
<p>Please provide evidence of support from ward councillors and statutory authorities:</p>	<p>All five of the ward councillors have been advised of the proposal and replies from four of them all indicating support are enclosed with this application. No reply has been received from the fifth councillor despite two approaches.</p>

Yellow Line indicating the visibility splay, existing double yellow lines and proposed extension.



Dorchester Town Council
Agenda Item 6
Planning & Environment Committee – 7 February 2022
Planning Applications for Comment

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

- E1. P/HOU/2021/05743 5 Caernarvon Close Dorchester DT1 2EH**
Erect single storey side and front extension with air conditioning unit over and two storey side extension.
- E2. P/HOU/2022/00183 36 Culliford Road North Dorchester DT1 1QG**
Amend hipped end to a gable end. Install 2no new roof windows.

North Ward (Councillor A. Canning)

- N1. P/FUL/2021/05705 & 05706 (LBC) Dorchester Town Hall High East Street Dorchester DT1 1HF**
Installation of solar panels.
As Dorchester Town Council is the landowner, no comment will be made on this application.
- N2. P/FUL/2022/00118 20-20A South Street Dorchester DT1 1BS**
Installation of 1no. external AC condensing unit to rear elevation.
- N3. P/VOC/2022/00367 37 - 38 High West Street Dorchester DT1 1UP**
Demolition of existing buildings and erect 6.no dwellings (with variation of condition 2 of planning permission WD/D/19/002470 to amend approved plans).
- N4. P/FUL/2022/00337 1 Colliton Street Dorchester DT1 1XH**
Change of use from business use to residential dwelling (use class C3).
- N5. P/FUL/2022/00390 Flat 7 Palace Court Durngate Street Dorchester DT1 1EU**
Replacement windows to front and rear elevations of first floor flat.
- N6. P/FUL/2022/00533 Grove Corner The Grove Dorchester DT1 1XL**
Continue to use as a ground floor residential flat (Class C3).

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

- W1. P/FUL/2021/05664 38 Great Western Road Dorchester DT1 1UF**
Change of use and conversion of existing 2 no. flats to 1 dwelling.
- W2. P/HOU/2022/00155 13 Vespasian Way Dorchester DT1 2RD**
Erection of single storey rear extension. Erection of two-storey side extension. Demolition of existing rear extensions.

- W3. P/HOU/2022/00261 60 Garfield Avenue Dorchester DT1 2EZ**
Erect single storey side extension.
- W4. P/HOU/2022/00391 44 Coburg Road Dorchester DT1 2HR**
Replace a single storey rear lean to and Conservatory with a single storey flat roof extension.
- W5. P/VOC/2022/00045 Dorset County Hospital Williams Avenue Dorchester DT1 2JY**
Erection of multi storey car park & improvements to internal site roads & temporary change of use of former school field to car parking (with variation of condition 8 of planning permission WD/D/19/002627 to allow construction activity to continue during the hours 1900 and 0100 Monday evening to Saturday morning for the period 07/02/2022 to 07/03/2022).
- South Ward (Councillors G. Jones, R. Potter and M. Rennie)**
- S1. P/HOU/2021/05665 35 Herringston Road Dorchester DT1 2BT**
Erect part first floor extension. Erect single storey rear extension.
- S2. P/HOU/2021/05731 4 Alfred Road Dorchester DT1 2DW**
Erect 1st floor extension over ground floor footprint and form single storey lean-to side infill extension.
- S3. P/HOU/2022/00019 7A Barnes Way Dorchester DT1 2DZ**
Erect single storey side extension. Form large open porch to front.
- S4. P/HOU/2022/00133 3 Kingsbere Crescent Dorchester DT1 2DY**
Erect Porch extension to front. Demolish existing conservatory and extend lean-to rear extension.
- S5. P/HOU/2022/00117 116 Monmouth Road Dorchester DT1 2DQ**
Erect single storey extension. Re-model main roof and add rear dormer to roof.
- S6. P/HOU/2022/00467 66 Weatherbury Way Dorchester DT1 2EG**
Erect single storey front extension to form porch and extended office. Erect single storey rear extension. Increase off street parking.
- S7. P/HOU/2022/00600 69 Mellstock Avenue Dorchester DT1 2BH**
Erect two-storey dual pitched extension (demolish existing) Erect single-storey, rear flat roof extension. Erect entrance porch (demolish existing).

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

No applications received.

For Information:

The following applications are not a planning applications but requests for a legal determination of the Dorset Council as to whether or not Prior Approval is required for the proposal.

P/PARO/2022/00132 7 Hardy Arcade South Street Dorchester DT1 1BZ

Change of use from Retail to Business/Offices to run a Taxi Company.

P/CLP/2022/00140 13 Clarence Road Dorchester DT1 2EU

Certificate of lawfulness for conversion of existing garage into bedroom.

P/CLP/2022/00308 Flat 1 13A High East Street Dorchester DT1 1HH

Certificate of lawfulness for a change of use from welling house (Class C3) to houses in multiple occupation (Class C4).

P/CLP/2022/00309 Flat 2 13A High East Street Dorchester DT1 1HH

Certificate of lawfulness for a change of use from welling house (Class C3) to houses in multiple occupation (Class C4).

Dorchester Town Council

Agenda Item 8

Planning & Environment Committee – 7 February 2022

Planning Issues to Note

1. P/OUT/2021/00467 4 Maumbury Road Dorchester DT1 1QW

Considered by the Planning and Environment Committee meeting held on 5 July 2021. Application refused by the Dorset Council.

Extract from the Delegated Officer's report:

'The principle of development is not acceptable in relation to this application. This is because, in the absence of any detailed marketing evidence, the proposal would result in the loss of allocated employment premises for which there is no overriding justification. The design of the building would result in significant harm to the character and Yes No Officer Report Page 13 of 14 appearance of the existing building and the surrounding area. The proposal would also result in less than substantial harm to the conservation area and the non-designated warehouse, this harm is not outweighed by any public benefits arising from the development.'

An appeal has been made to the Secretary of State.

2. P/FUL/2021/02294 Former Gibbs & Dandy Site Builder Center Great Western Road

Considered by the Planning and Environment Committee meeting held on 2 August 2021. Application refused by the Dorset Council.

Extract from the Delegated Officer's report:

'The proposed development would be excessive in height and scale in the context of the area; and not designed to contribute positively to the maintenance and enhancement of local identity and distinctiveness...

The proposed residential element of the development would be use that would not provide direct, on-going local employment opportunities on a specifically designated key employment site in the Local Plan area...

The site is of high archaeological potential. No desk-based assessment or field evaluations as to the impacts of the development on the archaeological potential of the site have been carried out to enable the Local Planning Authority to make an informed assessment of the effects of the scheme on the significance of undesignated heritage assets...'